










Offers Over

£285,000

19/7 Margaret Rose Drive

Fairmilehead | Edinburgh | EH10 7ER

A stylish and immaculately presented second floor flat, forming part of a well-designed modern conversion of what was previously the Princess Margaret Rose hospital, in the capital's desirable Fairmilehead area.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Allocated parking space
-  Communal gardens
-  EPC rating – C
-  Council tax band- E



Description

Internally the property has been modernised to an excellent standard by the existing owners to create a move-in ready home, adjacent to beautiful mature woodland and boasting dramatic south facing views towards the Pentland Hills.

The accommodation is accessed via secure entry and briefly comprises: extensive hallway with built-in storage, generously sized light filled reception room with fresh neutral décor, Karndean LVT flooring and dramatic views over the surrounding area and towards the Pentland Hills, sleek modern kitchen which has been fitted with a range of stylish base and wall mounted units, with coordinated worktops, good quality integrated appliances and space for a small breakfasting table and chairs, well-proportioned double bedroom with fitted wardrobes, second good sized double bedroom with southerly views and built-in storage, and attractive family bathroom with high quality three piece white suite, splash tiling and over-bath drench shower.



Extras

All fitted floor and window coverings, light fittings, and integrated kitchen appliances (double oven, gas hob, extractor hood, fridge/freezer, wine fridge, dishwasher, and washing machine) to be included in the sale.

Gardens and Parking

The property is bordered by beautifully maintained communal grounds comprising areas of lawn, together with a variety of mature trees, shrubs and bushes. Allocated parking is located to the rear of the building. The property also benefits from a secure bike store.

Factor

The building and communal areas are maintained by Hacking and Paterson at an approximate monthly cost of £130.

Viewing

By appointment through Neilsons (0131 625 2222).





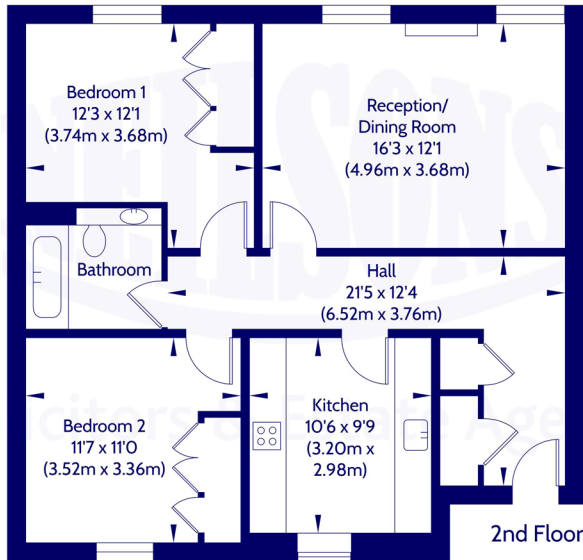
Location

The reputable suburb of Fairmilehead lies to the south of Edinburgh city centre and has long been established as a popular location for families with highly regarded local schools and excellent transport links. Recreational facilities in the area abound with the Pentland Hills Regional Park offering a variety of outdoor pursuits along with Hillend Ski Centre. The Mortonhall Estate offers delightful woodland walks along with an excellent countryside pub/restaurant. A Sainsburys local and Morrisons supermarket are a short walk away, with Tesco Supermarket a short drive and nearby Morningside offering a wide selection of highly regarded independent shops and stores. Regular local bus services offer swift access to the city and surrounding area. For those travelling by car the city bypass is close at hand connecting quickly to Edinburgh International Airport and the central motorway network.





Approx. Gross Internal Floor Area 73 Sq M / 784 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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