

FAIRMILEHEAD
FLAT 6, 4 FAIRFIELD GARDENS
EH10 6UP



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EPC RATING: B

OFFERS OVER £239,000



IMMACULATELY PRESENTED TWO BED FIRST FLOOR FLAT IN CONTEMPORARY DEVELOPMENT

Located in the ever-popular area of Fairmilehead, on this popular development, is this superb two double bedroom apartment with spacious open plan kitchen/living/dining room, well appointed shower room and handy storeroom. There is also communal parking and well-maintained shared garden areas. This would make an ideal home for first time buyers, professionals or a young family, being in the catchment for the well-renowned Buckstone Primary & Boroughmuir High School. There are amazing open spaces on the doorstep, perfect for those that enjoy outdoor pursuits, but within easy commuting distance of the city centre. There are great shopping facilities nearby, including Straiton Retail Park and a good selection of local supermarkets. A wider array of amenities are available in Morningside, which is a short drive or bus ride away.

VIEWING

By appointment Pls Call Jardine Phillips 0131 4466850

PROPERTY DESCRIPTION

- Hallway with handy storeroom/boxroom
- Spacious open plan kitchen/living/dining room with fully fitted kitchen and lots of space for relaxing, dining & entertaining
- Principal double bedroom with wide range of fitted wardrobes
- Second double bedroom
- Well equipped shower room with walk in shower, vanity sink unit & wc
- Gas central heating from wall mounted condensing combi boiler located in the kitchen
- Upvc double glazed casement style windows
- Well maintained communal gardens
- Unallocated parking for one car
- Factored development managed by Ross & Liddel for a fee of £70 pcm to cover maintenance of the building & grounds and block buildings insurance

AREA

Fairmilehead is a prestigious area in the south of the city close to Buckstone, with a good range of local shops, cafés, a restaurant/bar and supermarkets. A few minutes' drive away is Morningside where you will find a wider range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. More extensive retail outlets can be found at Straiton Retail Park which is a short drive or bus ride away. Local schooling is well-renowned and the property is in the catchment for Buckstone & St Peter's RC Primary Schools and Boroughmuir High School, and is a short bus ride from George Watson's. There are superb amenities close by including a library, the very popular independent Dominion Cinema, Church Hill Theatre, gyms, golf courses and Midlothian Snowsports Centre. The house is also well placed for lots of walks and open spaces including Braid Hills, Hermitage of Braid and the Pentlands.

There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, extractor fan, dishwasher, integrated fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£250,000

Kitchen/living/dining room	21'2 x 15'10 (6.45 x 4.83m)
Bedroom 1	12'1 x 8'4 (3.68 x 2.54m)
Bedroom 2	10'4 x 8'8 (3.15 x 2.64m)

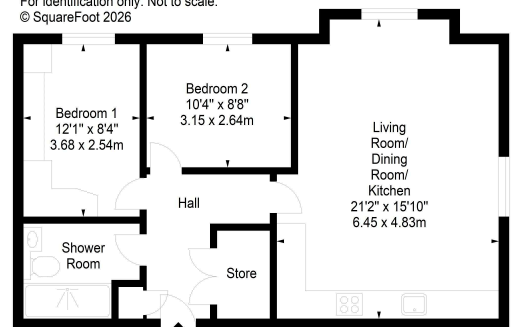
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Fairfield Gardens,
Edinburgh, EH10 6UP



Approx. Gross Internal Area
 673 Sq Ft - 62.52 Sq M
 For identification only. Not to scale.
 © SquareFoot 2026



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.
 While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.
 None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.
 No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

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