



12 Greencraig Drive
FAIRMILEHEAD | EDINBURGH | EH10 6TT


warners
solicitors & estate agents





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Immaculate detached villa offering excellent family sized accommodation which has been beautifully styled throughout. Pleasantly situated on a sought after modern development, the property is conveniently placed for easy access to good amenities and transport links.

Viewing is highly recommended to appreciate all the great features of this lovely home. Presented to the market ready to move into and providing all modern comforts, the living space is ideal for a family to spread out in. There's a choice of two public rooms - the formal bay window living room to the front, ideal for relaxation, and the more relaxed hub of the home - the on-trend open plan kitchen/family/dining room from where French doors open out to the garden. Stylish pale tone units feature in the kitchen area, complemented by silestone worktops and attractively tiled splash-backs. Electric underfloor heating runs through this room and continues into the utility room.

Upstairs you'll find four double sized bedrooms, each with built-in wardrobe space, an en-suite with large cubicle and mixer shower serving the principal bedroom, and the family bath/shower-room boasting a bath and large shower cubicle with mixer shower. Lying to the rear of the house is a fully enclosed, child friendly garden including lawn and patio areas to sit out, a gazebo to shelter from the sun and a garden shed. A driveway at the front accesses the garage with power, light and sink.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



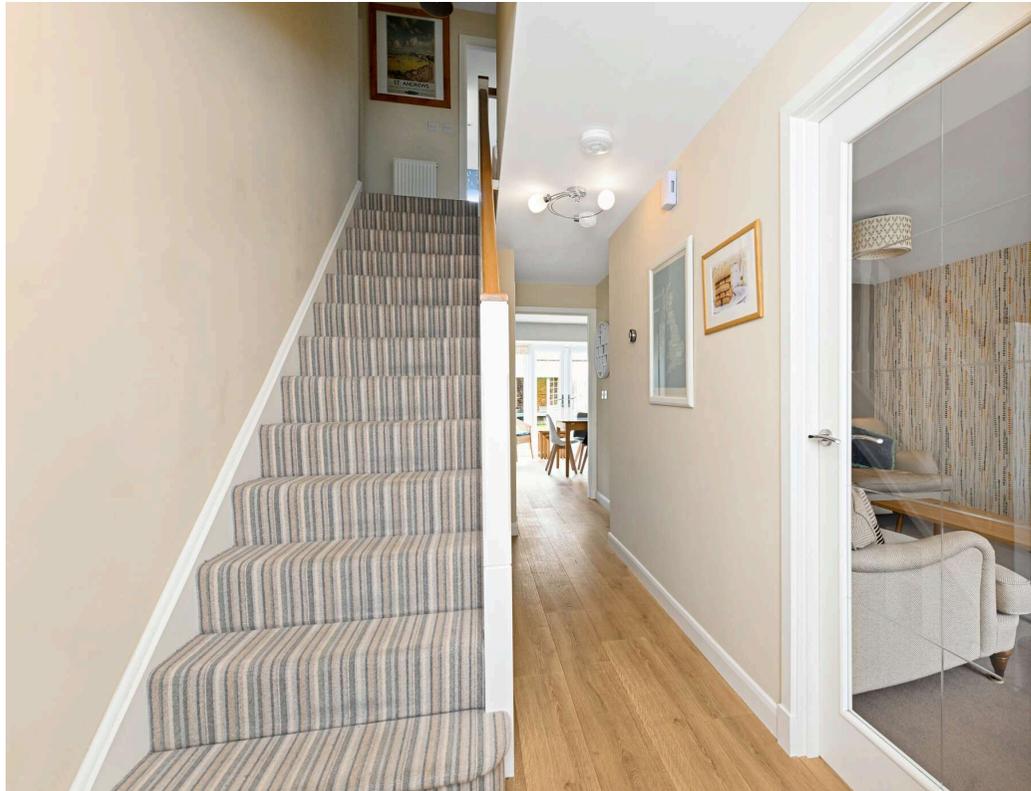


- Superb family home in true walk-in condition
- Bay window living room
- Fully equipped kitchen open to dining/family room with French doors
- Handy utility room
- Principal double bedroom - twin wardrobes and en-suite
- Three further double bedrooms, each benefiting from built-in wardrobe
- Boarded loft with power, lighting and ladder access.
- Gas central heating/Nest electronic thermostat
- Double glazing
- Security alarm
- Driveway
- Garage - light, power and sink with hot/cold water
- Fully enclosed rear garden with gazebo included
- Outdoor electric sockets and water taps front and rear
- Factored development - well kept communal areas and playpark

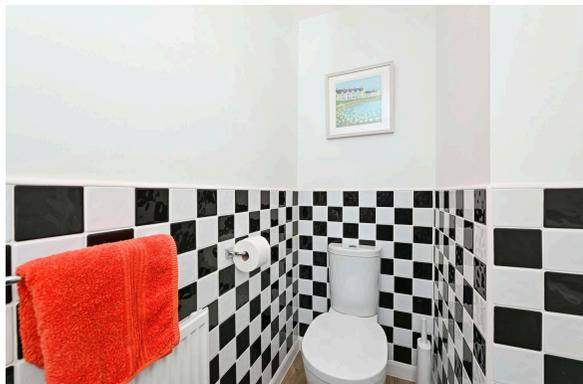
Energy Rating B, Council Tax band G.

Fees payable to factor, Ross & Liddell, approx. £10 per month.

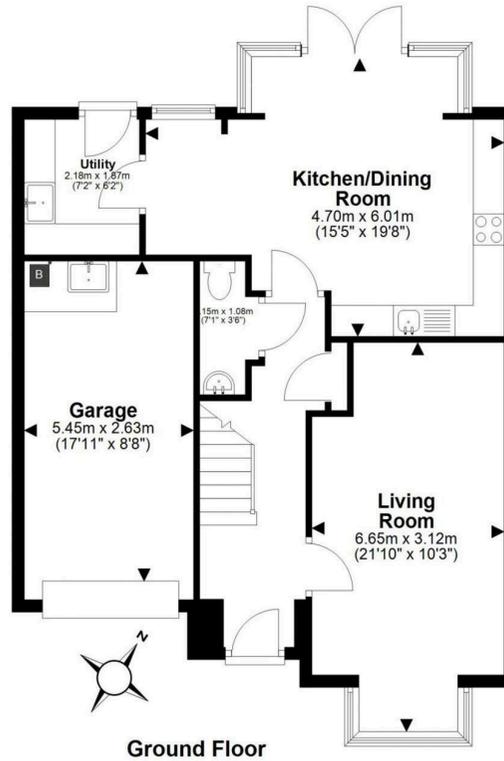
All fixtures, fittings, integrated appliances, wooden venetian blinds, roller blinds and garden shed will be included in the sale.



Fairmilehead is a sought after district of south Edinburgh lying approximately 3 miles from the city centre. There are good local shops and regular bus services to the City Centre. The substantial shopping area of Morningside is about 5 minutes away by car. The nearby Braid Hills offer superb opportunities for recreation with two public golf courses and open parkland. There is easy access to Hillend Ski Centre with the longest artificial Ski-Slope in Europe and the newly opened Alpine Coaster ride. Schooling is well represented from nursery to senior level, falling into the catchment for Boroughmuir High School, George Watson College and Buckstone Primary. The City Bypass, and the main commuting routes, including the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.