










Offers Over
£280,000

19/4 Margaret Rose Drive

Fairmilehead | Edinburgh | EH10 7ER

A most appealing first floor flat, forming part of a well-designed modern conversion of what was previously the Princess Margaret Rose hospital, surrounded by attractive communal garden grounds and a stone's throw from beautiful mature woodland.

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



Description

Enjoying a peaceful setting, with good links to the city, the property has been tastefully decorated throughout and boasts spectacular south facing views towards Pentland Hills and Edinburgh's iconic dry ski slope.

The internal space is accessed via secure entry/communal hall and briefly comprises: extensive hallway with good built-in storage, stylish light filled reception/dining room with neutral décor, attractive flooring and twin windows affording magnificent open views, well equipped kitchen which has been fitted with a range of base and wall units, complete with splash back, wipe clean worktops and an integrated hob/oven, two good sized double bedrooms both with fitted wardrobes, and sleek modern shower room with splash tiling, walk in mains shower, WC and basin with a mirrored, lit cabinet above.



Extras

All floor coverings, integrated appliances, light fittings and curtain poles will be included.

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.

Factor

The building and communal areas are maintained by Hacking and Paterson at an approximate monthly cost of £110.

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 70 Sq M / 755 Sq Ft.



1st Floor

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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