



1/7 High Waterfield, Edinburgh, EH10 6TQ



Welcome

Welcome to High Waterfield, this beautifully presented three-bedroom apartment is set within the highly desirable High Waterfield development in Fairmilehead, lying to the south of Edinburgh city centre, boasting breathtaking views towards the iconic Pentland Hills. The apartment is bright and spacious throughout, with well-balanced accommodation ideally suited to a range of buyers including professionals, families, and downsizers alike. This superb property benefits from a private south-facing balcony, ideal for relaxing or entertaining whilst enjoying the stunning open outlook. Situated within a well-maintained factored development, with lift access, residents enjoy access to attractive communal gardens along with both residents' and visitors' parking. Presented to the market in excellent order throughout, we recommend an early viewing.

- Reception hallway with excellent storage facilities
- Living/dining room
- Private balcony
- Fully fitted breakfasting kitchen with Silestone worktops
- Three bedrooms, one with en-suite shower room
- Bathroom comprising WC, wash hand basin and bath
- Gas central heating
- Double glazing
- Top floor flat with secure entry system and lift access
- Communal garden areas
- Residents and visitors parking available







Fairmilehead

The property is situated to the south of Edinburgh city centre in the Fairmilehead area which is conveniently located with easy access to the city bypass and motorway links. The popular shopping area of Morningside and Bruntsfield along with Straiton retail park are very accessible. The Pentland Hills Regional Park is also within close vicinity offering a range of outdoor pursuits, including Hillend ski slope, public and private golf courses and the nearby Mortonhall Estate which has numerous woodland walks, along with an excellent countryside pub/restaurant. There are several supermarkets within a short radius including a Morrisons, Tesco, Waitrose, Sainsburys and Asda. The property falls into catchment areas for Buckstone Primary School, St Peters RC Primary School and at secondary level Boroughmuir High School & St Thomas of Aquin's RC High School. A good selection of rural and city-based bus services connecting to the city centre are available nearby.

Extras

Included in the sale are: all fitted floor coverings (Amtico in the shower rooms, carpets are Comar) and the integrated kitchen appliances. Agent's Note: The development is factored by Ross & Liddle with an approximate annual fee of £1,200 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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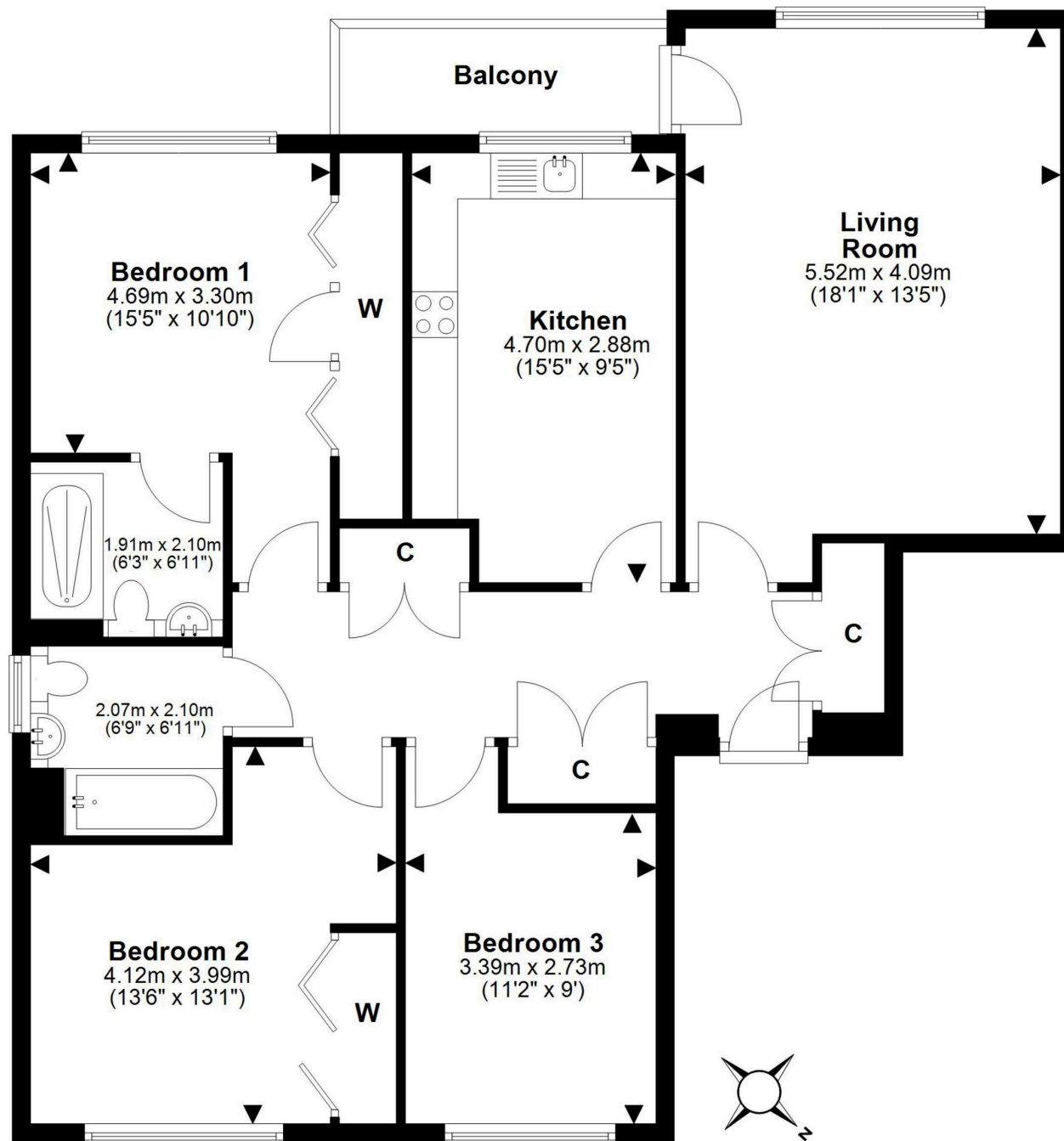
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Bruntsfield Office:

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.