










Offers Over
£625,000

23 Fairmile Avenue

Fairmilehead | Edinburgh | EH10 6RJ

This attractive detached bungalow offers bright, flexible accommodation ideally suited to modern family living, set within a highly regarded neighbourhood with excellent access to local amenities, public transport, and commuter links. The property combines spacious interiors with well-maintained outdoor areas, creating a fantastic home ready to move into and enjoy.

-  4 Bedrooms
-  3 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – E
-  Council Tax Band - G



Description

A welcoming vestibule leads into a central hallway, complete with useful storage. To the front of the property, a formal reception room is enhanced by a bay window allowing for plenty of natural light, alongside a gas fireplace which creates a warm focal point. Positioned to the rear is a generous open-plan lounge and dining area, separated by an archway to subtly define each space. The lounge features a further gas fireplace, while the dining area enjoys a large picture window overlooking the enclosed rear garden, along with direct side door access, ideal for indoor-outdoor living and entertaining. The fitted kitchen is well-appointed with a range of wall and base units, integrated appliances, and ample worktop space, complemented by a separate utility room for added convenience. The ground floor also hosts a spacious dual-aspect double bedroom to the front, complete with extensive built-in wardrobes featuring triple mirrored doors, as well as additional storage. A second double bedroom, currently utilised as a home office, offers further flexibility. The main bathroom is fully tiled and fitted with a modern three-piece white suite, along with a separate shower cubicle featuring a thermostatic shower. On the upper level, two additional bedrooms provide excellent versatility. One is a well-proportioned double room with a dormer window, generous eaves storage, and access to the attic space. The second is a comfortable single bedroom with a Velux window, ideal as a child's room, study, or guest space. A contemporary shower room completes this floor, featuring a crisp white two-piece suite, a cubicle with electric shower, and stylish modern tiling. The property benefits from a Hive central heating system.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. Some items can be made available through separate negotiation.

Gardens, Garage & Driveway

Externally, the property benefits from a decorative, low-maintenance front garden and a private driveway equipped with an EV charging point, leading to a garage with an electric roller door. To the rear, the expansive enclosed garden is a standout feature, offering a sunny patio area, a large lawn, and mature trees and shrubbery providing privacy and a pleasant setting. A half-height cellar adds valuable additional storage, ideal for garden equipment and outdoor furniture.

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 139 Sq M / 1499 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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