



5 East Camus Place  
FAIRMILEHEAD | EDINBURGH | EH10 6QZ

**warners**  
solicitors & estate agents



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Stunning four bedroom detached bungalow situated in a quiet location to the south of Edinburgh's City Centre in the desirable and leafy area of Fairmilehead which is beautifully presented with a lovely flow and feel. The property has been significantly upgraded to a high specification by the current owners and offers stylish and spacious accommodation together with private gardens, summer house and a driveway allowing for off-street parking. This exceptionally bright and spacious property will make for a fantastic family home and comprises; entrance vestibule, hall with under stair storage cupboard, bay windowed living room with feature media wall, fully fitted sleek modern kitchen with a range of integrated appliances and door to the garden, spacious principal suite with stylish en-suite bathroom, three further double bedrooms, two with fitted wardrobes, and shower room with electric shower and vanity sink unit completes the accommodation. The property further benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

- Detached extended bungalow
- Entrance vestibule
- Entrance hallway with under-stair cupboard
- Bay windowed lounge with feature media wall
- Modern fitted kitchen with a range of integrated appliances and access to rear garden
- Principal suite with en-suite bathroom
- Three further double bedrooms, two with fitted wardrobes
- Shower room
- Gas central heating and double glazing
- Enclosed rear garden with seating area and golf putting green.
- Fabulous summer house with stand alone out door toilet.
- Front garden with lawn and driveway and electric gate.

Council Tax G, Energy Rating C

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures, fittings, and integrated kitchen appliances will be included in the sale. The Fridge -Freezer, washing machine, tumble dryer, dish washer and custom made blinds and curtains can be included under separate negotiations. TV brackets will not be included in the sale.

Fairmilehead is a sought after district in 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, with Straiton Retail Park only a little further afield. 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, the longest artificial Ski-Slope in Europe. Schooling is well represented from nursery to senior level. The City Bypass, and the main commuting routes, including the M8, M9 and the Queensferry Crossing, and Edinburgh International Airport, are also easily accessible.



