



146 Tryst Park

Fairmilehead, Edinburgh, EH10 7HE

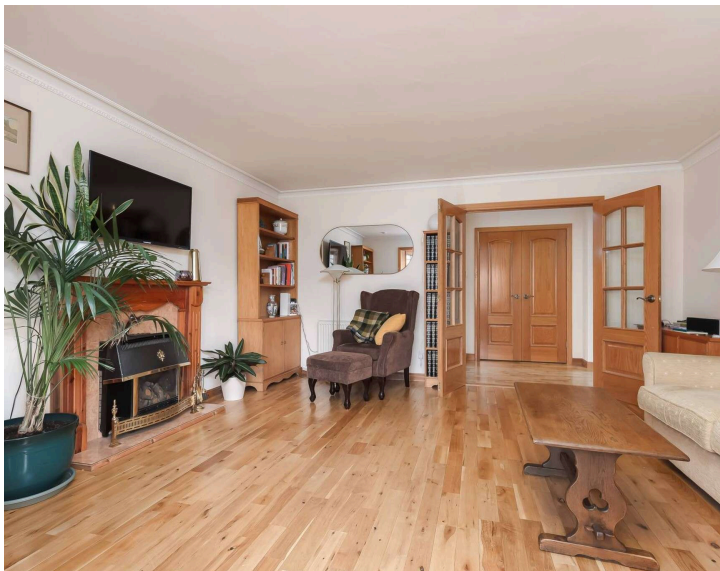


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Superb detached bungalow with driveway & private garden

- Sitting room with bay window
- Lovely, bright sun room
- Kitchen/family room
- Games room & work shop
- Principal bedroom with en-suite
- Double bedroom 2
- Bathroom
- Private garden & patio
- Driveway
- Gas central heating & double glazing



Offers Over:

£435,000



 Freehold

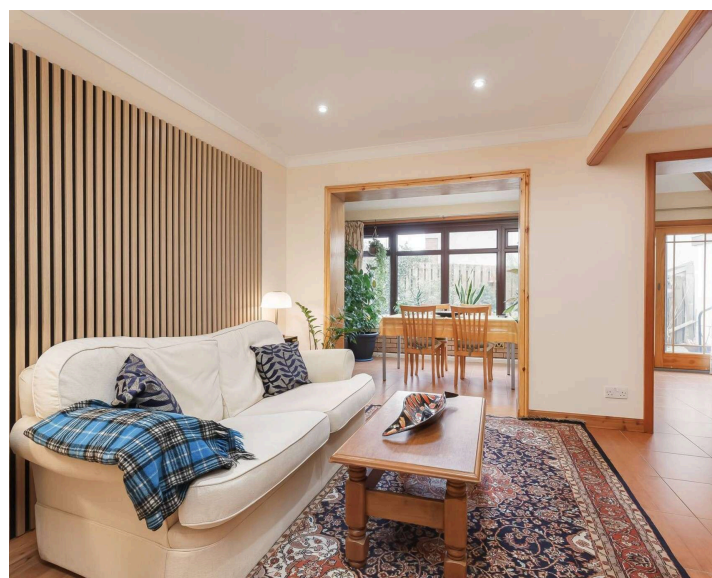
Further information can be found in the home report.

About the Property

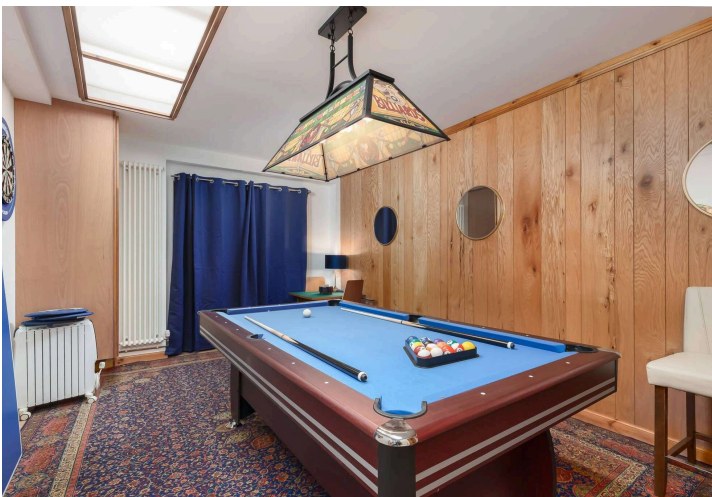
Situated in the highly sought-after residential area of Fairmilehead, this impressive detached bungalow offers a private driveway and a low-maintenance garden complete with a patio area, ideal for outdoor relaxation and entertaining.

The property has been thoughtfully extended and adapted over the years to provide flexible and well-balanced living accommodation. It also presents excellent potential for further development, with options to convert the games room or workshop into additional living space, or to create a third bedroom from the current family room (subject to the necessary consents).

Internally, the home is bright, spacious, and well-proportioned, with all accommodation conveniently arranged on one level. The sitting room, in particular, enjoys delightful views towards the Pentland Hills, adding to the overall appeal of this charming home.







📍 Location

Fairmilehead is a quiet popular residential area situated a few miles south of the city centre. Its proximity to the city bypass makes it ideal for the commuter with easy access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh, the Queensferry Crossing, Fife and beyond. There are also regular bus services to and from the city centre. There are good local shops and a large Morrisons superstore close by at Hunters Tryst and a Tesco supermarket at Colinton Mains. Excellent recreational opportunities in the area include several golf courses, lovely walks at Braidburn Park, the Braid Hills, Hermitage of Braid Walkway, Blackford Hill and the Pentland Hills. Midlothian Snowsports Centre at Hillend is also minutes away.

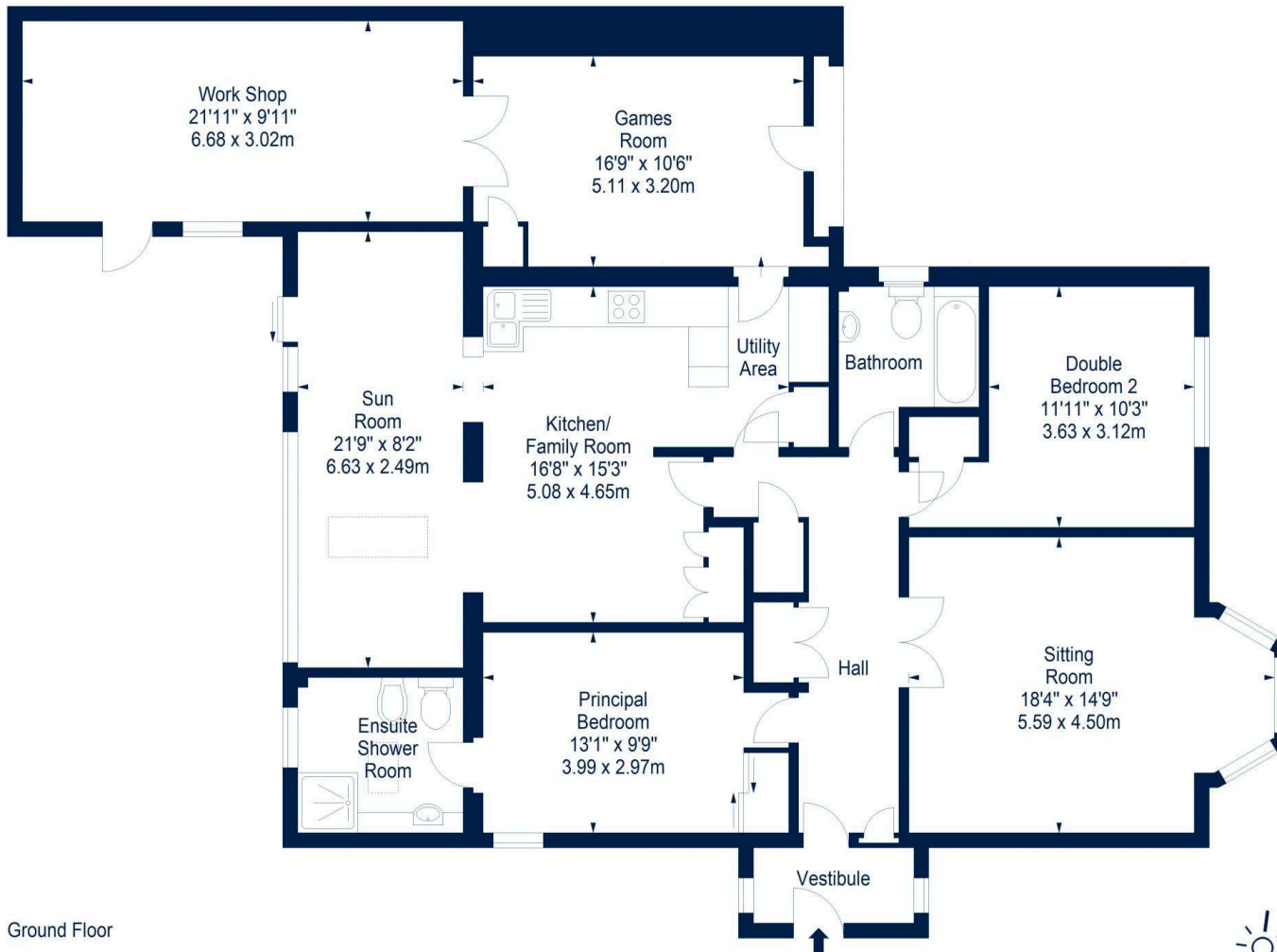
+ Extras

All fitted floor coverings, curtains, curtain poles, blinds, light fittings, hob, oven, extractor hood, fridge, freezer, dishwasher, washing machine and garden shed.



Floor Plan

146 Tryst Park, Edinburgh, Midlothian, EH10 7HE



Ground Floor



House - Approx. Gross Internal Area - 1738 Sq Ft - 161.46 Sq M
(Including Work Room)

For identification only. Not to scale. © SquareFoot 2026





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