



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**19/4 Margaret Rose Drive**  
Fairmilehead, Edinburgh, EH10 7ER

# 19/4 Margaret Rose Drive

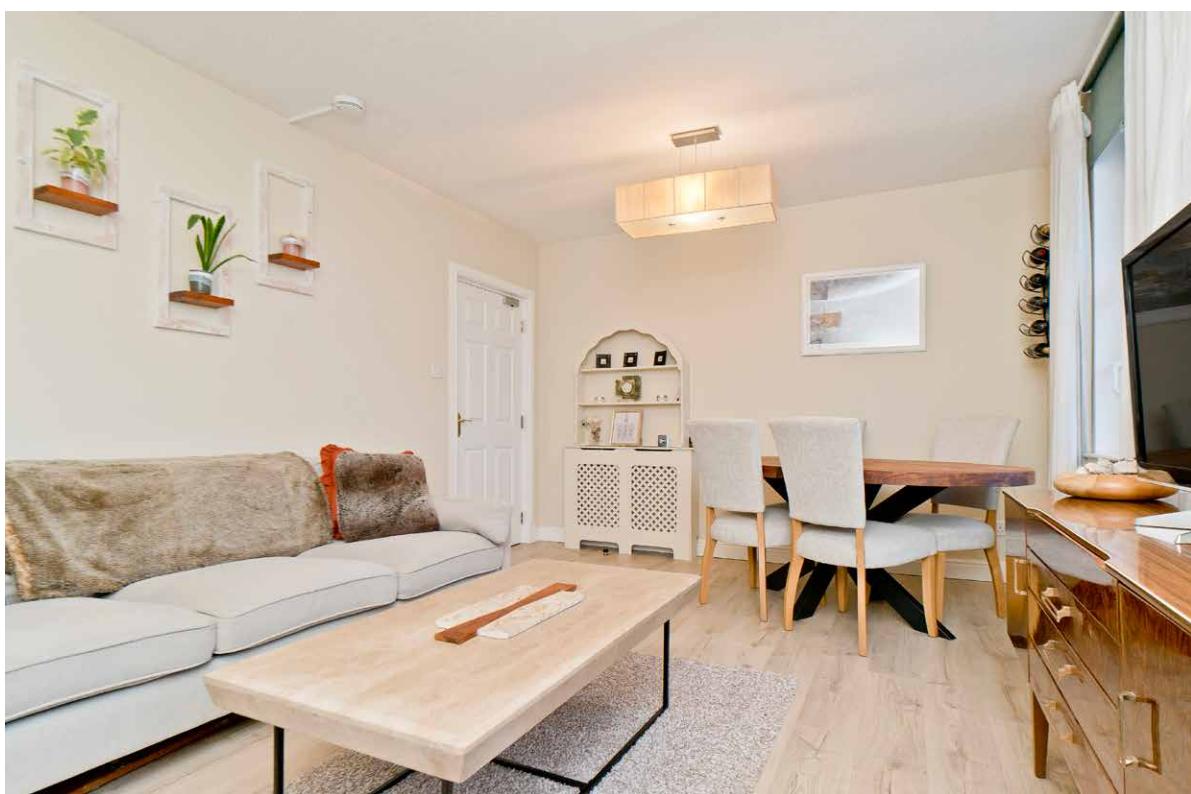
This beautiful two-bedroom first-floor flat in Fairmilehead forms part of a modern conversion of the former Princess Margaret Rose Hospital, which is peacefully located on a cul-de-sac by a mature woodland. The property is brought to market in excellent decorative order, offering bright and spacious interiors finished to high standards. It further boasts a Shaker-inspired kitchen with on-trend cabinetry in mix-and-match tones, a fashionable shower room with a double-sized cubicle and rainfall showerhead, and generous storage to keep the interiors tidy. It also benefits from private parking, as well as easy access to Edinburgh's idyllic green belt and the Pentland Hills.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (gas hob, double oven, fridge/freezer, and dishwasher) to be included in the sale.

Factor: The factor is managed by Hacking & Paterson at an approximate monthly cost of £110, which includes communal maintenance, stair cleaning and tree/landscaping.

## Property Summary

- A first-floor flat in move-in condition
- Picturesque setting in sought-after Fairmilehead
- Welcoming hall with two cupboards
- Bright and airy living/dining room
- Well-appointed, galley-style kitchen
- Two double bedrooms with built-in wardrobes
- Contemporary three-piece shower room
- Generous communal garden laid to lawn
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - E
- Home Report Value - £300,000







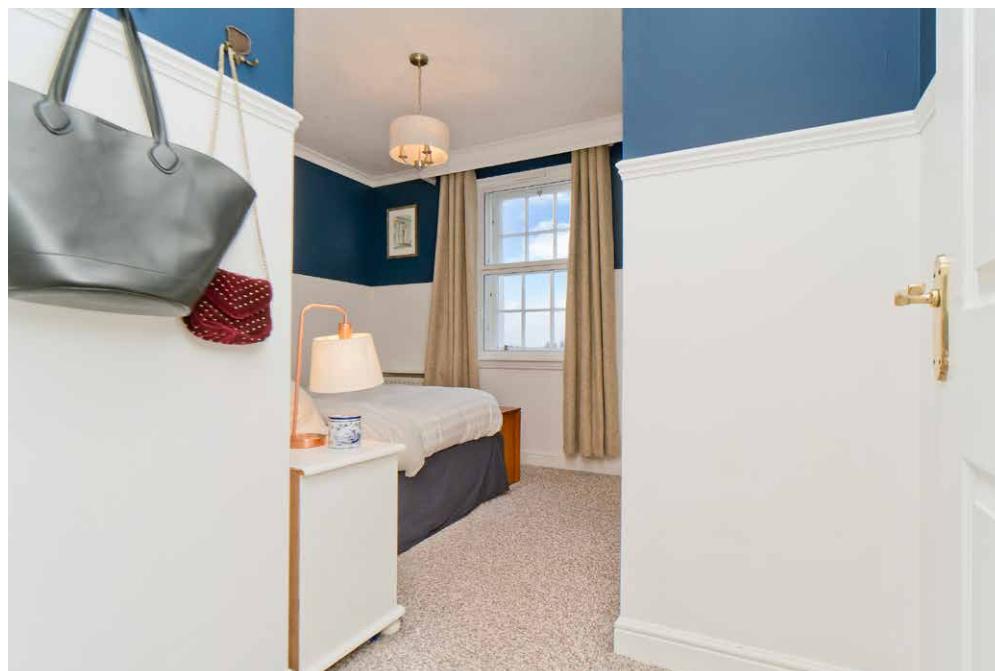
Well-appointed,  
galley-style kitchen







Two double bedrooms with  
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dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor

Approx. 76.5 sq. metres (823.5 sq. feet)



Shower Room  
7'5" x 6'7"  
2.26 x 2.00m

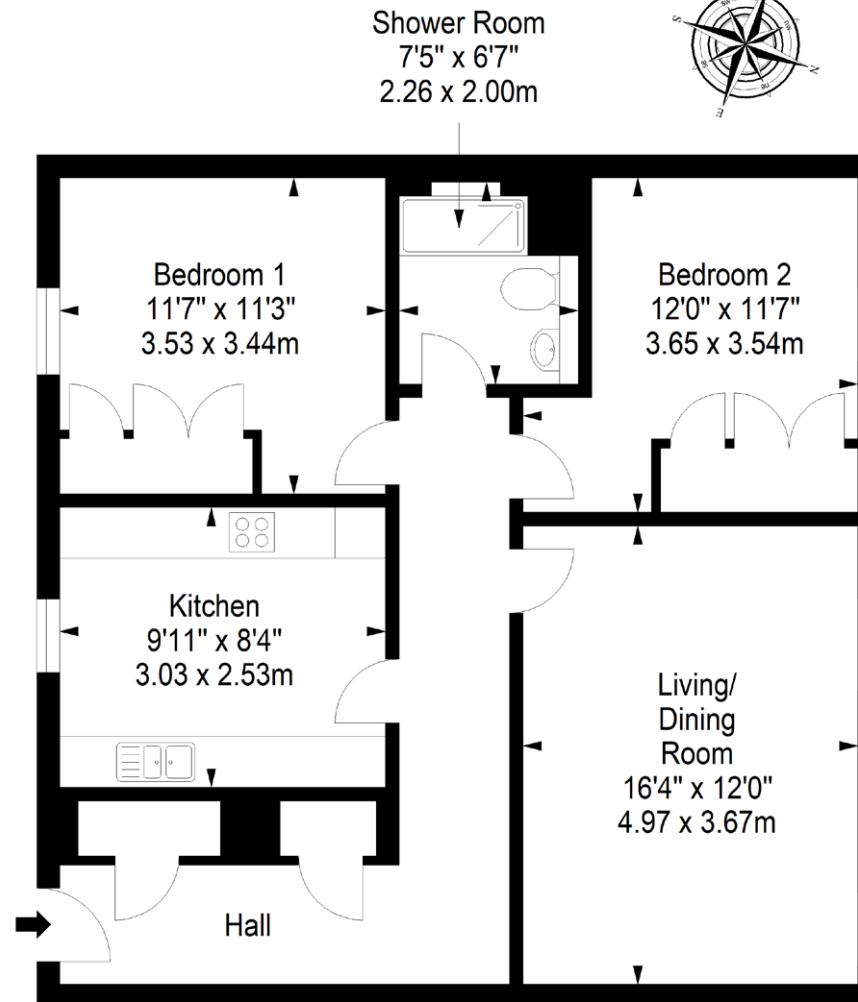
Bedroom 1  
11'7" x 11'3"  
3.53 x 3.44m

Bedroom 2  
12'0" x 11'7"  
3.65 x 3.54m

Kitchen  
9'11" x 8'4"  
3.03 x 2.53m

Hall

Living/  
Dining  
Room  
16'4" x 12'0"  
4.97 x 3.67m



Total area: approx. 76.5 sq. metres (823.5 sq. feet)