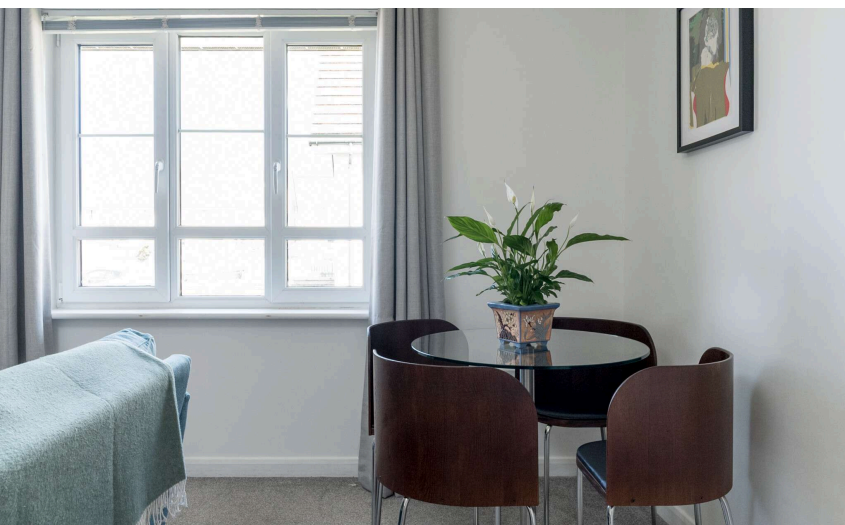


COULTERS[©]

11 FAIRFIELD GARDENS

FAIRMILEHEAD, EDINBURGH, EH106UP

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

11 Fairfield Gardens is a beautifully presented two-bedroom upper villa with private main door entrance, forming part of a peaceful and well-maintained modern development in the highly sought-after Fairmilehead district of Edinburgh. Offering bright, well-proportioned accommodation throughout, the property is ideally suited to first-time buyers, professionals, downsizers and investors alike.

A private entrance and staircase lead to the welcoming first-floor hallway, from which all rooms are accessed. The generous sitting and dining room is bright and airy and looks over the gardens to rear. The contemporary kitchen is fitted with a good range of wall and base units, complemented by generous worktop space and a mix of integrated and freestanding appliances.

There are two comfortable double bedrooms, both benefiting from wardrobes which are included in the sale, while the modern shower room is finished to a high standard with a large walk-in shower, WC and wash hand basin.

KEY FEATURES



Upper villa flat situated within quiet, modern development.



Well-kept shared gardens to the rear.



Frequent buses into the city centre.



EPC Rating - B



Well-presented with two double bedrooms.



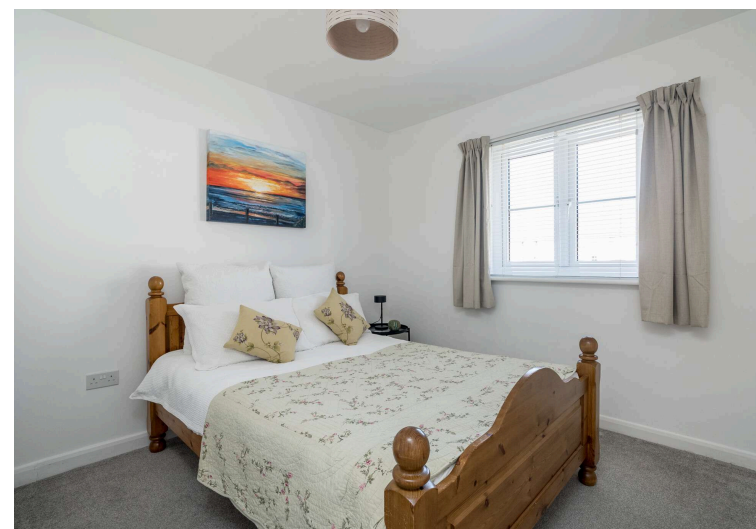
Unallocated parking immediately available.



Excellent local schooling.



Council Tax Band - E



The property further benefits from gas central heating, double glazing and unrestricted parking to front and in the car park to rear. Externally, residents enjoy access to a shared rear garden, providing a pleasant outdoor space to relax and enjoy the warmer months.

The factor for the development is Ross and Liddell and the annual charges are approximately £350 which includes buildings insurance.



THE LOCAL AREA

Fairmilehead is a highly desirable residential area situated to the south of Edinburgh, offering an excellent balance of peaceful suburban living with superb access to the city centre. The area is particularly popular with professionals and families thanks to its excellent local amenities, abundance of green space and transport links.

There is a good selection of everyday shopping nearby, with larger supermarkets and retail facilities available at Straiton Retail Park and Cameron Toll Shopping Centre. For outdoor enthusiasts, the Pentland Hills Regional Park is just moments away, offering wonderful walking, cycling and running routes.

The property lies within the catchment area for the highly regarded Buckstone Primary School and Boroughmuir High School, making it an excellent choice for families. Regular bus services provide easy access into Edinburgh city centre, while the nearby City Bypass offers convenient links to Edinburgh Airport, the central motorway network and beyond.

EXTRAS

All blinds, curtains, light fittings, white goods and wardrobes are included in the sale price. Other items may also be available subject to separate negotiation.

HOME REPORT VALUATION: £265,000



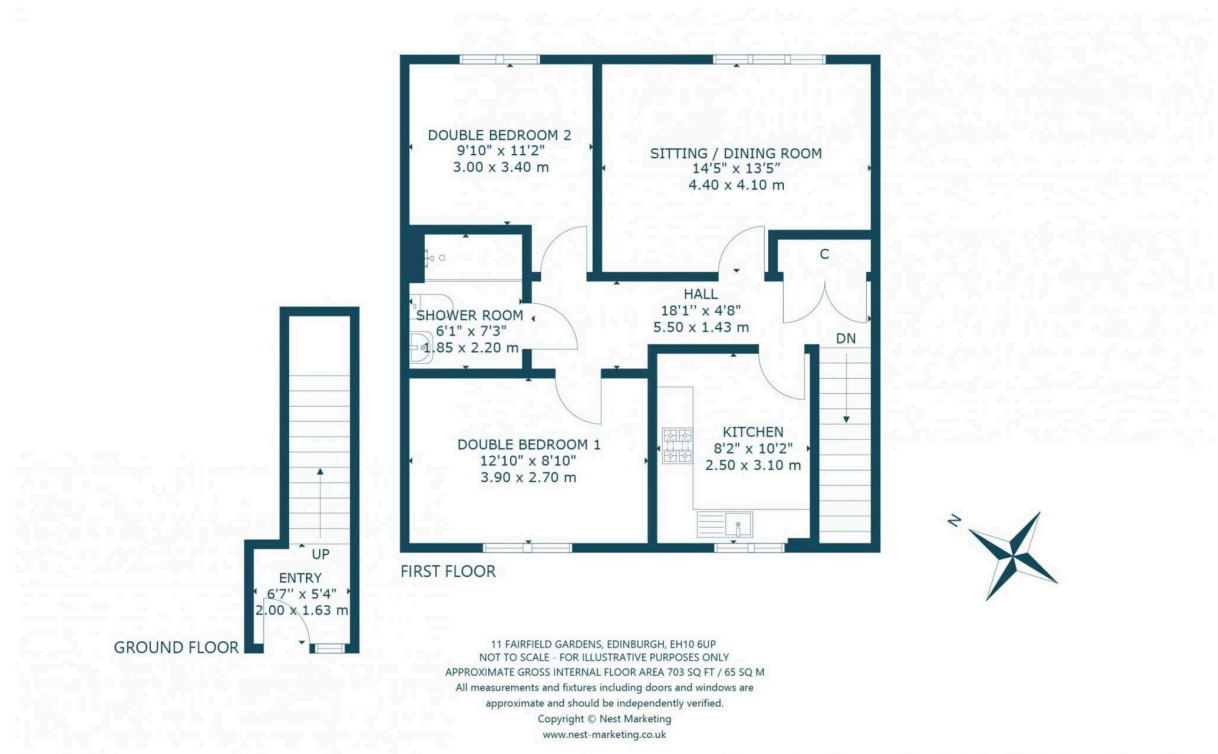
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.