



108 Tryst Park
FAIRMILÉHEAD | EDINBURGH | EH10 7HE


warners
solicitors & estate agents





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Nestled in a quiet, tree lined cul-de-sac surrounded by excellent amenities, first rate schools, quick transport links and vast open green spaces is this immaculately presented and fully refurbished detached family home.

Set on a generous corner plot the property boasts panoramic views over the Pentlands, a wide resin drive, a large South facing garden, gas central heating and double glazing and would make an enviable home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright dual aspect lounge with stylish media wall, a long family room or ideal home office, a luxury kitchen with attractive units and breakfast bar, utility room, a formal dining room or further living room with further media wall and French doors to the rear garden and downstairs is completed by a W/C.

Following up a carpeted staircase the upper level enjoys four well-proportioned double bedrooms (three with built-in wardrobes) and the villa is completed by an exquisite bathroom with bath and separate shower.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Externally the large garden grounds are mainly laid to lawn with a paved and decked area ideal for al fresco dining and entertaining. There are stunning views over the Pentland Hills and the garden offers a high degree of privacy.

- Detached family home in quiet setting
- Surrounded by excellent amenities and transport links
- First rate schools close by
- Set on corner plot with views over the Pentlands
- South facing rear garden
- Immaculate move-in condition
- Welcoming hallway with W/C
- Two stylish living spaces both with media walls
- Contemporary kitchen with attractive units
- Useful utility room
- Family room or ideal home office
- Four spacious double bedrooms
- Exquisite family bathroom with bath and separate shower

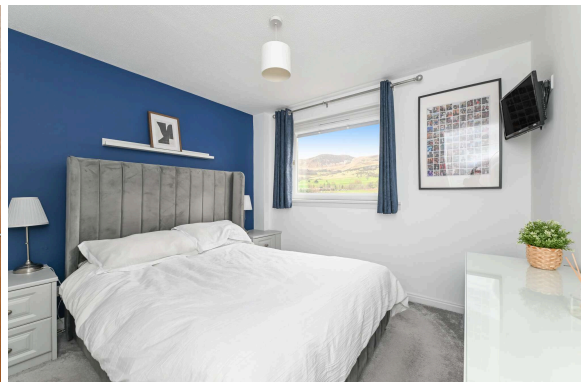
Council Tax G
Energy Rating C

Factor fee payable to Charles White, approximately £24.26 per month.

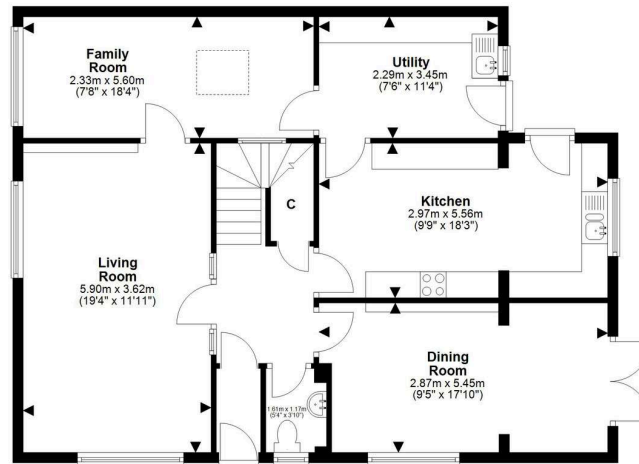
The sale includes all white goods, excluding the washing machine and tumble dryer. All other fixtures and fittings are included, with the exception of the curtains.



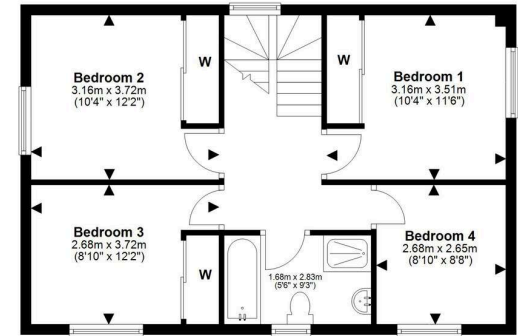
Fairmilehead is a highly sought-after district of south Edinburgh lying approximately 3 miles from the city centre. There are excellent local shops and regular bus services to the City Centre. The substantial shopping area of Morningside is about 5 minutes away by car. The nearby Braid Hills offer superb 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, Forth Road Bridge and Edinburgh International Airport, are also easily accessible







Ground Floor



First Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.