





Welcome

Welcome to Hainburn Park, set within the highly desirable Fairmilehead area of Edinburgh, beautifully positioned against the backdrop of the iconic Pentland Hills, this attractive three-bedroom semi-detached property offers well-proportioned accommodation, private gardens to front and rear and a driveway along with a single garage. Presented in good order throughout, the property would make an excellent family home and is ideally suited to a wide range of buyers. Early viewing is highly recommended to fully appreciate the position, outlook, accommodation and outdoor space this appealing home has to offer.

- Entrance hallway
- Living and dining room with direct access to the rear garden
- Fully fitted kitchen, white goods included
- Three bedrooms
- Stylish bathroom presented as a shower room
- Attic storage accessed by a fixed ladder
- Gas central heating
- Double glazing throughout
- Private gardens to the front and rear
- Single garage and driveway
- The development is factored by Charles White Ltd with an approximate annual fee of £212.28. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.







Fairmilehead

Fairmilehead is a highly respected residential area located to the south of the city centre, to which there are excellent public transport services, the city bypass can be reached in less than five minutes and provides a swift and easy link with the east and west sides of the city, the A1 south, Edinburgh International Airport and the central motorway network. The surrounding area is pleasantly greenbelt with several parks, golf courses and the wonderful open spaces of the Pentland Hills Regional Park all within proximity. The sports enthusiast will also appreciate proximity to the Winter Sports Centre at Hillend and a Climbing Centre. Neighbouring Morningside plays host to an excellent range of small independent shops, as well as a Marks & Spencer food outlet and a large branch of Waitrose. The local schools have an excellent academic reputation and in the private sector George Watson's and George Heriot's are readily accessible.

Extras

Included in the sale are the kitchen appliances including the integrated fridge and dishwasher in the kitchen, and freezer and washing machine currently housed in the garage. The garden furniture in the garden and further furniture in the garden shed will remain and items of furniture in the property are available. Light fittings and curtains are included in the sale. Note the dishwasher is not currently in a working condition.





Get in touch

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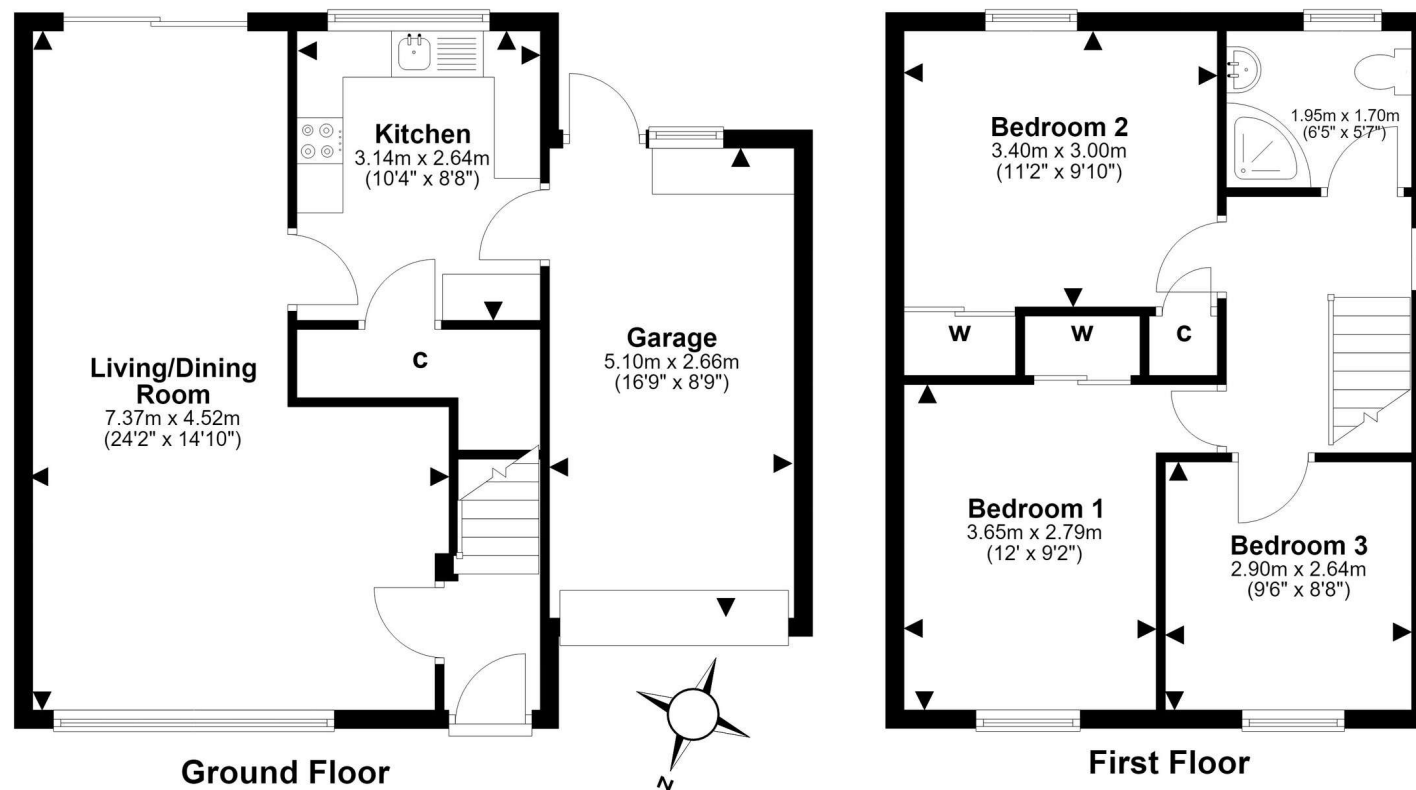
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.