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43a, Caiystane Gardens,

Edinburgh, EH10 6TD



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2



1



EPC

C



FREEHOLD

Description

This bright and well-proportioned ground floor flat forms part of an established development in Fairmilehead within easy reach of excellent amenities and with great transport links to the city centre and City Bypass. The accommodation comprises; entrance hall, spacious living room, separate fitted kitchen, two good-sized double bedrooms and modern bathroom with shower over bath. The property further benefits from gas central heating, double glazing, shared gardens and a garage provides convenient off-street parking. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

Location

Located at the foot of the majestic Pentland Hills and approximately five miles south of Edinburgh city centre, the popular residential area of Fairmilehead offers tranquil suburban living within easy reach of Edinburgh’s major business hubs, amenities and attractions. Situated adjacent to the sought-after green belt, Fairmilehead is ideal for outdoor enthusiasts with access to a wide selection of pursuits including walking, cycling and dry-slope skiing in the Pentland Hills; golfing at Swanston, Mortonhall and Braid Hills golf courses; and full equestrian activities at Mortonhall. Fairmilehead enjoys a good range of local amenities and supermarkets, while more extensive shopping and leisure facilities can be found at Straiton Retail Park just a short drive away. Nearby Morningside boasts a vibrant high street brimming with independent retailers, thriving cafes and eateries. Fairmilehead is ideally situated for access to some of Edinburgh’s finest independent schools including George Watson’s College and George Heriot’s School. The area also falls within the catchment area for highly regarded state schools. Fairmilehead enjoys excellent public transport links into the city centre and beyond. It is also conveniently situated for access to the City Bypass, Edinburgh Airport, the M8/M9 and the Queensferry Crossing.

Extras

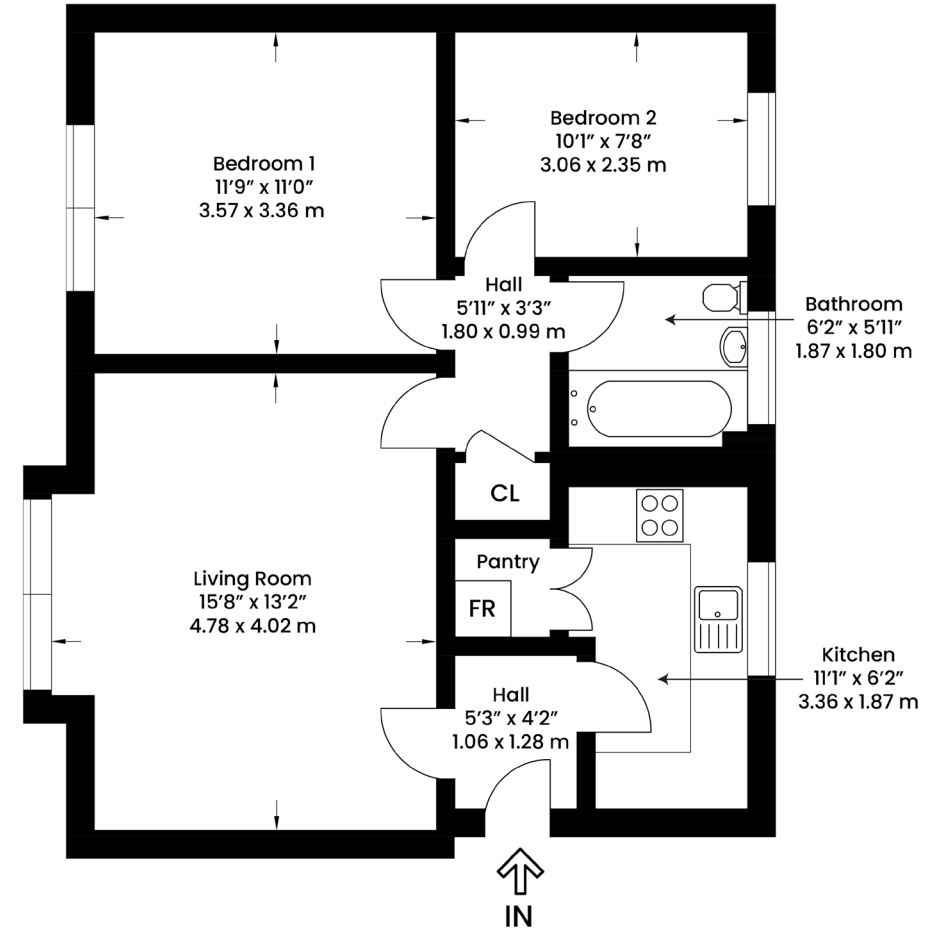
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for the systems.

Features

- Entrance hall
- Living room
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Shared gardens
- Garage
- EPC rating - C
- Council Tax Band – B
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026



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