



Solicitors & Estate Agents



Offers Over

£725,000

7 Margaret Rose Drive

Fairmilehead | Edinburgh | EH10 7ER

An exceptionally appealing executive detached villa, forming part of an established modern development and enjoying a superb location in the capital's desirable Fairmilehead area.

-  5 bedrooms
-  4 public rooms
-  3 bathrooms
-  Driveway and garage
-  Gardens to front and rear
-  EPC rating – C
-  Council tax band- G



Description

Boasting a generous floor space spanning over 200 sq. m and arranged over three floors, the property is perfectly tailored to modern family life, with an abundance of living space, good sized bedrooms and multiple bathrooms.

Though well preserved the property offers a superb opportunity to upgrade and remodel in line with individual taste. The ground floor briefly comprises: a welcoming hallway with convenient downstairs WC and stairs leading to the upper floors, a generously sized south facing reception room with coving, carpeted floor and focal fireplace, a versatile dining/additional reception room which in turn leads out to an attractive conservatory complete with solid wood flooring and a central heating radiator to create a comfortable all seasons living and entertaining space. Across the hallway you have a spacious family dining kitchen with a flexible living/dining space which acts as a wonderful heart of the house. The kitchen is well equipped with a variety of base and wall units, complete with a variety of integrated appliances, splash tiling and coordinated wipe-clean worktops. Just off the kitchen there is a useful utility room which in turn leads to the single garage and back of the house.

The upper floor includes: a spacious double bedroom with fitted wardrobes and en-suite shower room, three further good-sized double bedrooms all with storage, and the main family bathroom with three-piece white suite, splash tiling and over-bath shower/splash screen.

The accommodation concludes with a large principal suite occupying the entirety of the top floor and boasting a bright dual aspect, spectacular open views to the front, excellent built-in storage and an en-suite shower room.



Extras

All blinds, curtain poles, light fittings, fixtures and integrated appliances will be included.

Factor

The communal areas within the development are managed by Hacking and Patterson at a cost of approx. £90-100 every quarter. This is largely in relation to maintenance of estate grounds.

Gardens and Parking

To the front of the house a double drive and single garage provide excellent off-street parking/overspill storage. To the rear is a substantial landscaped garden which offers a peaceful leafy space and has been laid to low maintenance artificial grass with a beautiful, raised terrace offering an idyllic spot to dine in the warmer months. The garden is bordered by well stocked beds, including vibrant flowering bushes and climbing plants together with cleverly integrated children's slide which is sure to be a hit with the younger members of the family.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

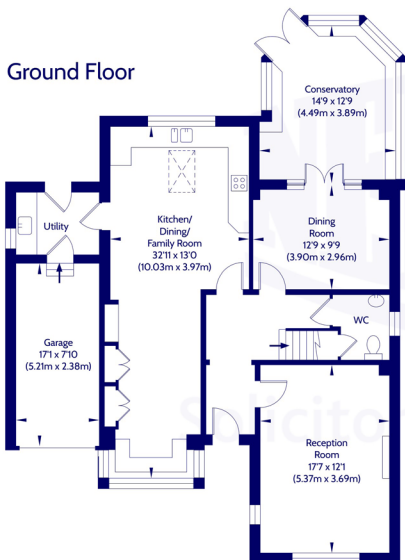
The reputable suburb of Fairmilehead lies to the south of Edinburgh city centre and has long been established as a popular location for families with highly regarded local schools and excellent transport links. Recreational facilities in the area abound with the Pentland Hills Regional Park offering a variety of outdoor pursuits along with Hillend Ski Centre. The Mortonhall Estate offers delightful woodland walks along with an excellent countryside pub/restaurant. A Sainsburys local and Morrisons supermarket are a short walk away, with Tesco Supermarket a short drive and nearby Morningside offering a wide selection of highly regarded independent shops and stores. Regular local bus services offer swift access to the city and surrounding area. For those travelling by car the city bypass is close at hand connecting quickly to Edinburgh International Airport and the central motorway network.



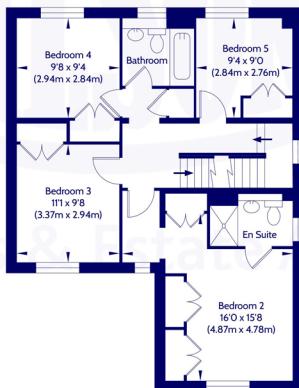


Approx. Gross Internal Floor Area 200 Sq M / 2153 Sq Ft.

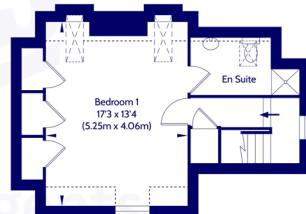
Ground Floor



1st Floor



2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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