



FAIRMILEHEAD
8 Margaret Rose Loan, EH10 7EQ

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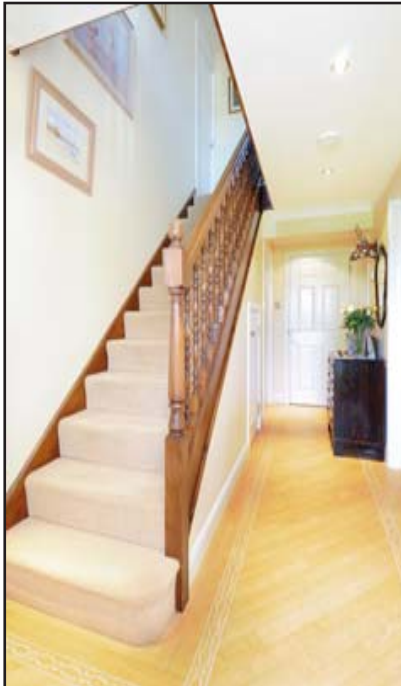
VIEWING

By appointment telephone
07876 146 409 or 0131
247 1010.

PRICE

Offers In the Region of
£470,000

Immaculately presented detached family villa providing super accommodation in a sought after residential development within a quiet cul-de-sac. The accommodation, which has been well maintained throughout, comprises on the ground floor, hall, sitting room with lovely feature fireplace with living flame gas fire and bay windows to front with double doors which lead though to the dining room which in turn leads to the large garden room which has access out to the rear garden. Lovely kitchen/family room which is fitted with a good range of modern units and integrated appliances. Utility room. WC. The first floor accommodation comprises hall with storage cupboard, spacious master bedroom with built in wardrobes and ensuite shower room. Three further double bedrooms (built in wardrobes) and family bathroom. Gas central heating. Double glazing. Garage. Driveway with parking for two cars. Gardens to front and rear.



LOCATION

This property is situated in the popular residential area of Fairmilehead. There are good local shops including a supermarket at Hunters Tryst and an excellent regular bus service to Morningside and the city centre. Further shopping facilities are available at nearby Straiton. There is easy access to the city by-pass leading to the central motorway network and airport. The nearby Pentlands provide an excellent recreational facility including the dry ski slope at Hillend.

FIXTURES AND FITTINGS

Extras to be included in the price are all carpets and blinds, most curtains, some ceiling lights.

GARAGE

Single garage which has power and light.

GARDENS

The front garden has a lawn area with planted borders and driveway with parking for two cars. The enclosed secure rear garden is in the main laid down to lawn with a decked seating area, planted borders which house a variety of plants, shrubs and trees.

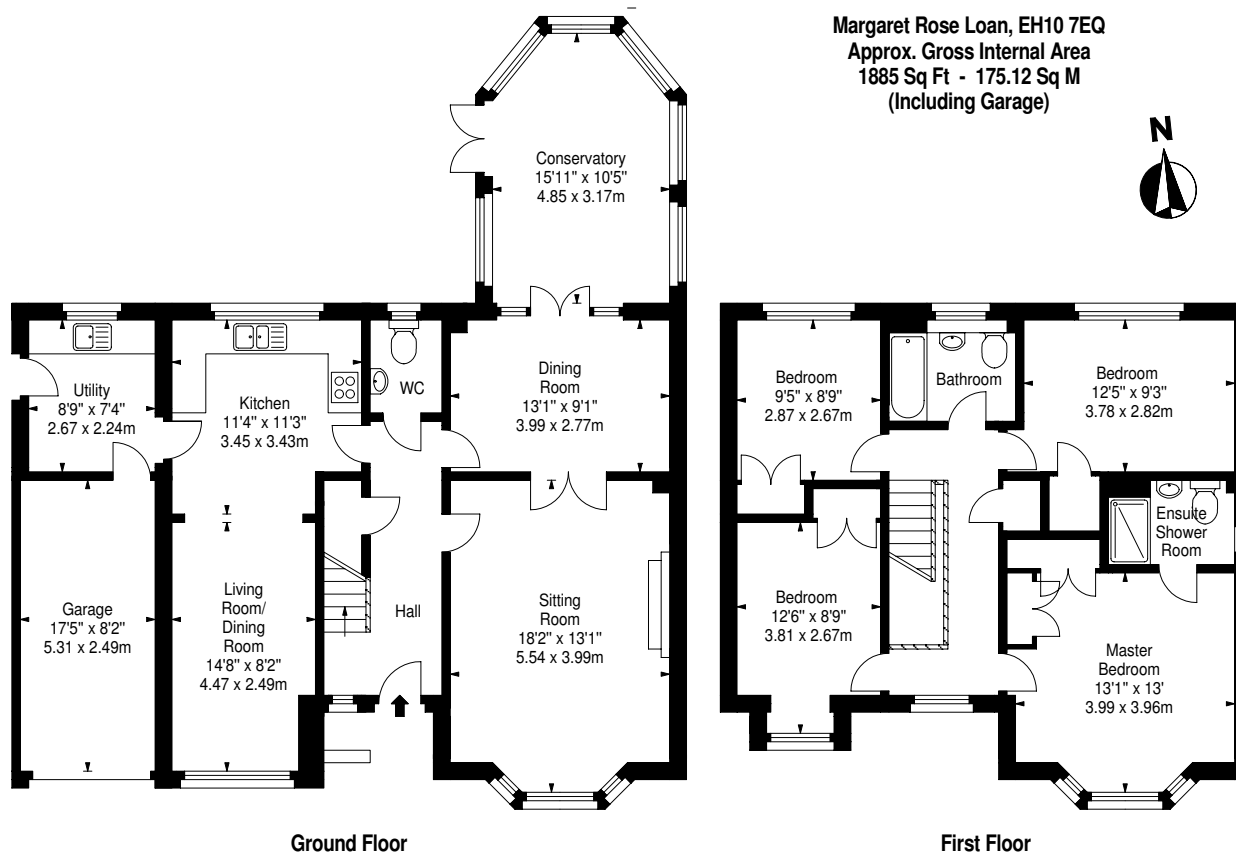












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Tel: 0131 247 1010

1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

