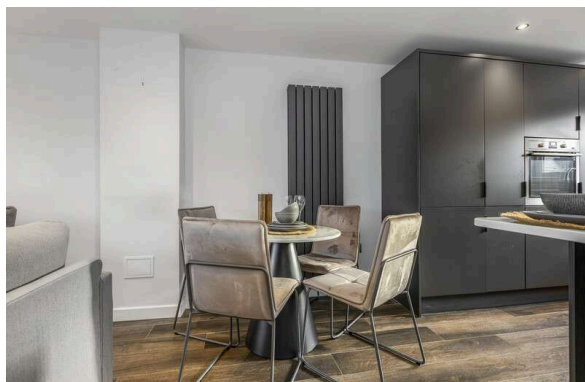




12 Skerryvore Loan
FAIRMILEHEAD | EDINBURGH | EH10 6TX


warners
solicitors & estate agents



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FAIRMILEHEAD | EDINBURGH | EH10 6TX

Beautifully presented four bed mid terraced townhouse offering ideal family sized accommodation on a sought after modern development, within easy reach of good amenities and transport links.

This is a superb sized home offering spacious and flexible accommodation arranged over three floors and designed to suit the requirements of a family. The main hub is a fashionably open plan room falling naturally into relaxation, dining and cooking areas, with stylish charcoal units set against quartz worktops in the kitchen. A brick feature wall adds interest to this room and bi-fold doors ensure lots of light and direct access into the fully enclosed and child friendly rear garden laid with easily maintained artificial grass. The property offers four bedrooms, two fitted with wall-to-wall storage, an en-suite shower off the main room and a family bath/shower-room. Excellent storage is provided throughout the property, including a part floored loft space. Viewing is highly recommended to appreciate what is on offer.

- Fabulous open plan living/dining/kitchen with bi-fold doors
- Kitchen units anthracite with pull out shelves and blind corners
- Twin windowed main bedroom with en-suite
- Three further bedrooms
- Family bath/shower-room
- Downstairs WC
- Entrance vestibule
- Electric underfloor heating throughout ground floor
- Gas central heating/Hive controls
- Double glazing
- Excellent storage facilities
- Private rear garden
- Monobloc driveway

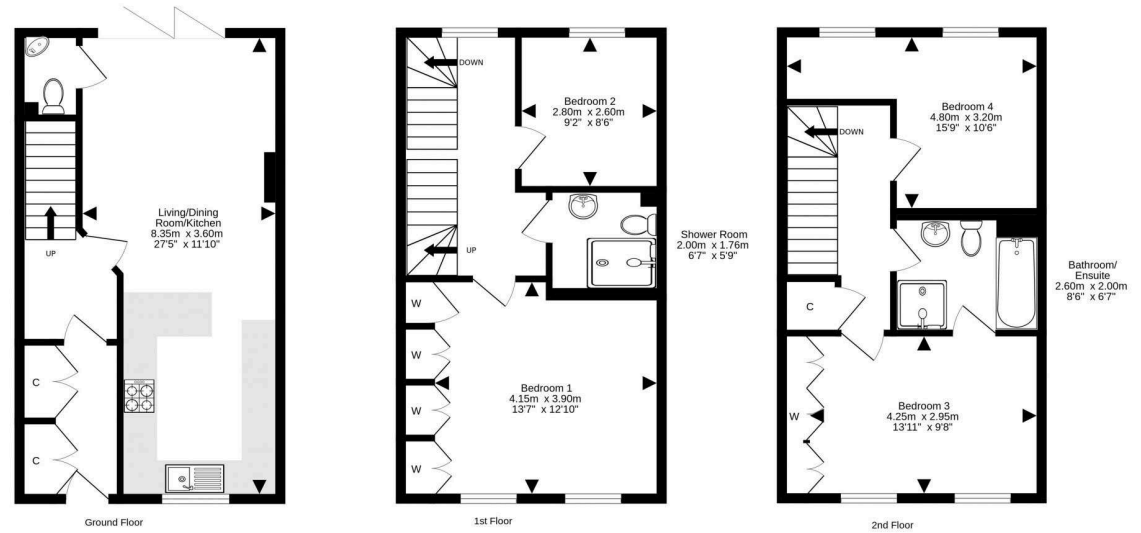
Blinds and curtain rails, integrated fridge freezer, single oven, washer dryer, dish washer, hob, additional freezer and garden shed will be included in the sale of the property. EPC rating B.

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



Fairmilehead is a sought after area lying approximately 3 miles to the south of the city centre. There are good local shops and regular bus services to other areas. The substantial shopping area of Morningside can be easily reached and only a short trip along the nearby City Bypass will take you to the varied shops and amenities at Straiton Retail Park. 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 in the Pentlands, the longest artificial Ski-Slope in Europe. Schooling is well represented from nursery to senior level. The main commuting routes, including the Bypass, M8, M9, Forth Road Bridge and Edinburgh International Airport are also easily accessible.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023

