



## 19 Queen Margaret Close, Edinburgh, EH10 7EE, Edinburgh, EH10 7EE, Fairmilehead, Edinburgh South

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An excellent opportunity has arisen to acquire this magnificent, light and spacious detached family home, situated at the foot of the Pentland Hills Regional Park is Fairmilehead, close to a wide variety of excellent local amenities and efficient bus services providing easy access to the City Centre and surrounding areas. The accommodation comprises; entrance hall, large bay windowed lounge, dining room, kitchen, utility room, child's playroom, bedroom 5 and downstairs WC. A carpeted staircase leads to the upper floor which gives access to a spacious master bedroom with en-suite shower room, three further bedrooms, bathroom and attic. The property benefits gas central heating and double glazing. Externally there are mature garden ground to front and rear and double garage with driveway providing off street parking. This property will make a superb family home and viewing is highly recommended to fully appreciate what the property has to offer.

Virtual Staging

It should be noted as the property is currently vacant, we have virtually staged some of the rooms to showcase how fabulous this property will look when the new owner moves in.

Location

Fairmilehead is a district of south Edinburgh lying approximately 3 miles from the city centre. There are good local shops and regular bus services to the City Centre. The substantial shopping area of Morningside is about 5 minutes away by car. 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, the longest artificial Ski-Slope in Europe. Schooling is well represented from nursery to senior level. The City Bypass and the main commuting routes, including the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.

### BASE INFORMATION:

Rooms	: 3
Bed	: 5