



4 Waterfield Road

Fairmilehead, Edinburgh, EH10 6TG

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Welcome to a modern four-bedroom semi-detached house that forms part of a family-friendly development in Fairmilehead. Extended, upgraded, and finished to exceptional standards, this stylish home enjoys spacious accommodation that is beautifully decorated throughout. It also features a large living/sunroom, with an even larger kitchen/dining room that has a stunning design. Two washrooms, private parking, and a family-friendly garden complete this wonderful property.

Inside, you are greeted by an entrance hall with understairs storage and a quality WC cloakroom. The hall's sumptuous interior design and tiled floor continue through the kitchen/dining room into the living/sunroom. Facing the rear garden, this reception area exudes elegance and chic minimalist styling. It features a wall-set fireplace with a living flame and bi-folding doors for a seamless connection into the garden – perfect for families. A skylight brings further sunshine into the space, which can flow into the adjacent kitchen/dining room thanks to the open-plan layout. Here, an expansive footprint accommodates a large table and chairs, alongside a fantastic range of modern (handle-less) cabinets and chunky wood-toned worktops. The impeccable design is completed by ambient mood lighting and integrated appliances for that sleek finish (gas hob, statement extractor, oven, microwave, fridge/freezer, and dishwasher). Plumbing for a washer and dryer is in the WC's cupboard. Completing the ground floor is a versatile sitting room/fourth bedroom that can be used creatively to meet the owners' needs.

Features

- Extended and upgraded semi-detached house
- Part of a modern development in Fairmilehead
- Stylish interiors finished to high standards
- Entrance hall with storage and a WC cloakroom
- Living/sunroom with bi-folding doors to garden
- Expansive modern kitchen/dining room
- Versatile sitting room/fourth bedroom
- Landing with access to the attic
- Two double bedrooms (one with built-in wardrobe)
- Flexible single bedroom/home study
- Modern bathroom with an overhead shower
- Private monoblock driveway to the front
- Enclosed, southeast-facing rear garden
- Gas central heating and double glazing
- EPC Rating - C





“Living/sunroom with bi-folding doors to garden and an expansive modern kitchen/dining room”







Upstairs a landing (with attic access) leads to the three remaining bedrooms, which are comprised of two doubles and a flexible single/study currently organised as a nursery. All four bedrooms are attractively presented with light décor and plush carpets, with the principal bedroom also benefitting from a built-in mirrored wardrobe. A modern bathroom completes the interiors, providing a three-piece suite and an overhead shower. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has a monoblock driveway to the front and a fully-enclosed garden to the rear. The garden enjoys a southeast-facing aspect and a low-maintenance design, laid with an artificial lawn and a decked area for relaxing in the sun.

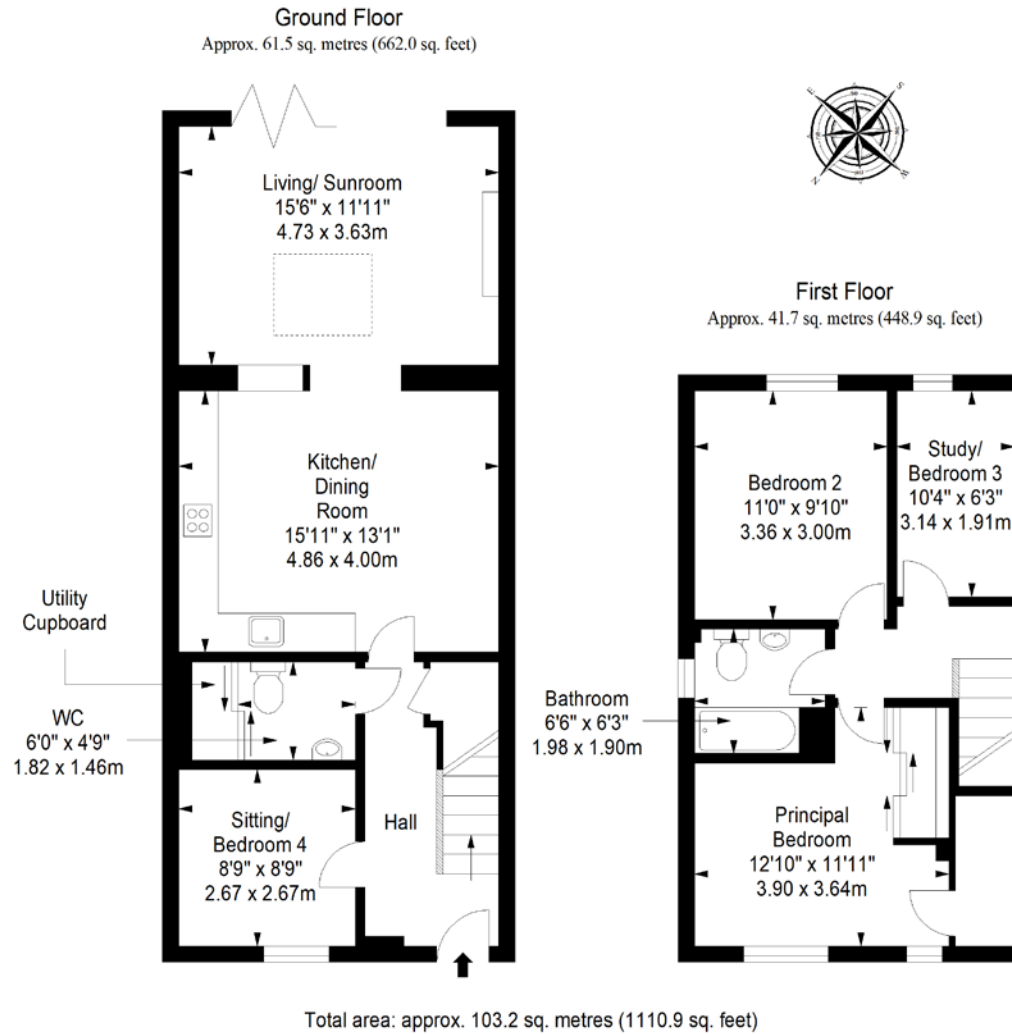
Extras: all fitted floor coverings, window blinds, select light fittings, and integrated kitchen appliances to be included in the sale.

Fairmilehead, Edinburgh

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.



Floorplan



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