



Highly impressive five bedroom detached bungalow

With stunning garden grounds and views over the Pentlands

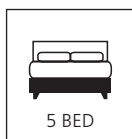


19 Howe Park

Fairmilehead, Edinburgh, EH10 7HF



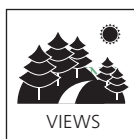
Scan Here!



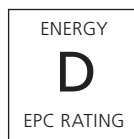
5 BED



3 BATH



VIEWS



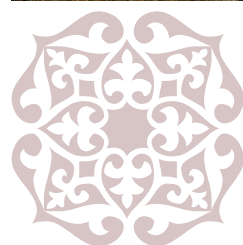
ENERGY

D

EPC RATING



Pentland Hills Regional Park



"...many properties in the area have panoramic views over open countryside..."

19 Howe Park *Fairmilehead*



Views from the street

Fairmilehead is a pleasant residential area situated on the South side of Edinburgh. The property is situated below the Pentland Hills, with many properties in the area having panoramic views over open countryside. Local schooling includes Buckstone Primary and Boroughmuir High School; schools that will make this property highly desirable for the growing family. As well as useful local shops, a Morrisons Superstore is situated within walking distance of the property and this will be the preferred choice of many; the store being more than capable of providing for virtually every possible daily requirement. However, should more extensive facilities be required it is a relatively simple matter to travel to Morningside, either by car

or by one of the many and frequent bus services. Morningside is considered to be one of the cities best served suburban shopping centres where there is an exceptionally wide choice of banking, building society and post office services as well as a Waitrose and M&S Food Store.

From Fairmilehead the trip to the city centre is a journey of approximately four miles by bus, this trip generally takes about 20 minutes. The proximity to the city bypass gives this area a considerable advantage in terms of commuting and the property maybe suitable for anyone required to travel perhaps in connection with their occupation.



The Property

We are delighted to offer to the market this spectacular five bedroom detached bungalow, positioned on an enviable plot in a highly sought after area. The front of the property faces onto a large landscaped garden. This property would be perfect for families with young children. On entering the home through the entrance hallway, it is immediately apparent that the current owners have meticulously looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family. The property is finished to a high standard throughout and, although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds.

Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Once inside, discerning purchasers will be greeted with a first class specification.

In more detail, the accommodation comprises: entrance vestibule leading into the welcoming entrance hall, allowing access to the living room, dining room, kitchen, five bedrooms, bathroom, separate shower room and access to the attic space. To the front of the property there is an immediately impressive lounge featuring large windows, which allows the room to be

flooded with natural-light, with stunning views towards the Pentlands. For some family time, an additional dining area and huge conservatory room can be found to the rear of the property with double doors leading to the stunning garden. The beautiful fully fitted kitchen includes a quality range of floor and wall mounted units which provides efficient workspace, with central island. The kitchen further benefits from integrated appliances making this the ideal kitchen for aspiring chefs!

There are five generous sized bedrooms all with a range of furniture configurations. The ample space is accentuated by built-in fitted wardrobes, which provide excellent storage space. The master bedroom benefits from a beautiful en-suite bathroom with separate shower cubicle and a dressing area. One can access the side garden from this area.

The utility room has ample storage cupboards and provides plumbing facilities for a washing machine, tumble drier and sink with access to rear garden and double garage.

Externally, the property can be accessed via the drive leading up to the garage. There are well-maintained private gardens on three sides of the property. The rear garden is thoughtfully landscaped; providing the ideal, safe and secure environment for children.



Large Lounge/ Diner





Kitchen, Conservatory and Utility Room





Master Bedroom with En-suite

Bedrooms and Bathrooms

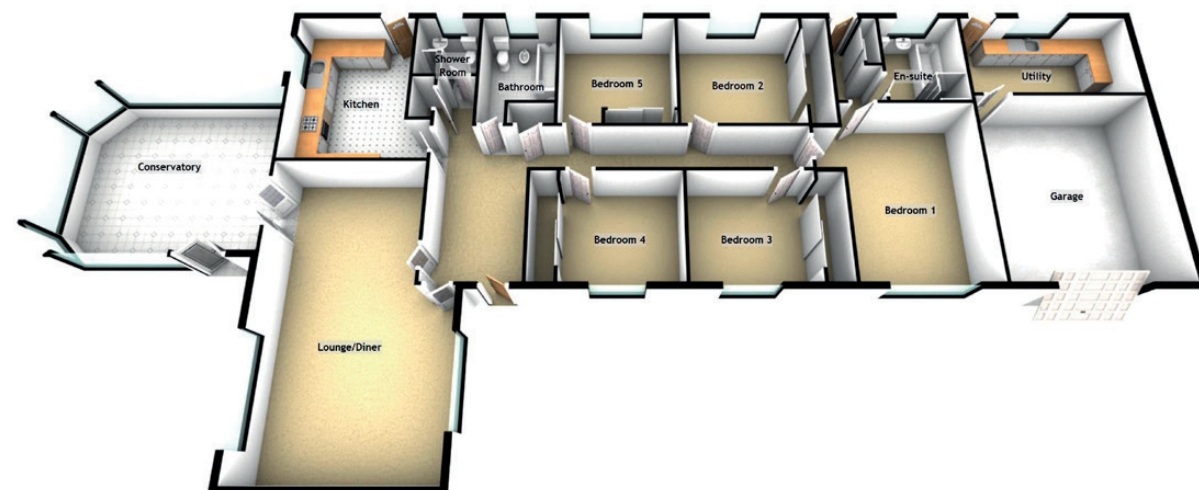




Beautifully landscaped garden grounds



Floor Plan, Dimensions & Map



APPROXIMATE DIMENSIONS

(Taken from the widest point)

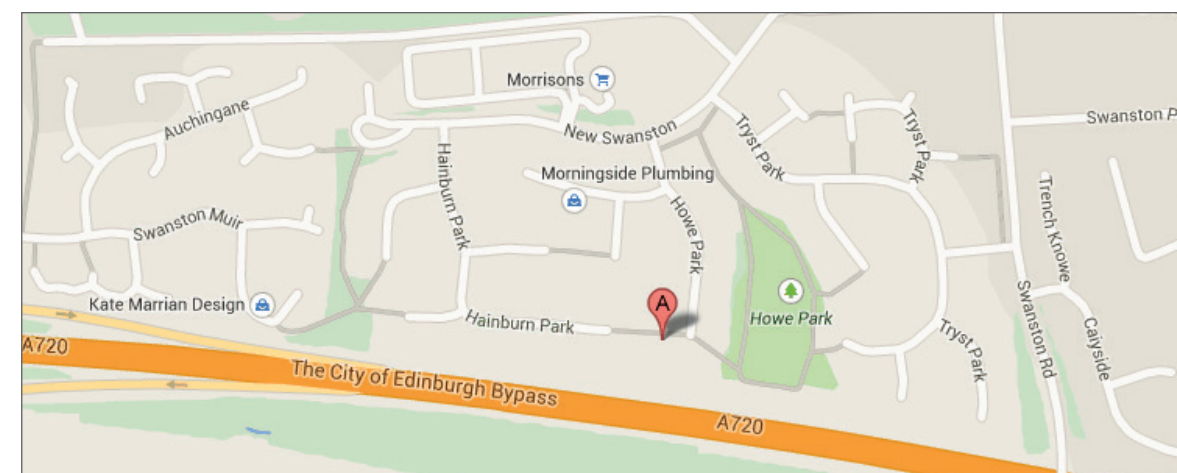
Lounge/Diner	8.32m (27'4") x 5.11m (16'9")
Kitchen	4.51m (14'10") x 3.34m (10'11")
Conservatory	6.13m (20'1") x 4.86m (15'11")
Bedroom 1	5.18m (17') x 3.71m (12'2")
En-suite	2.67m (8'9") x 2.27m (7'5")
Bedroom 2	3.49m (11'5") x 3.49m (11'5")
Bedroom 3	3.40m (11'2") x 3.11m (10'2")
Bedroom 4	3.27m (10'9") x 3.11m (10'2")

Bedroom 5	3.48m (11'5") x 3.30m (10'10")
Bathroom	2.72m (8'11") x 2.14m (7')
Shower Room	1.96m (6'5") x 1.78m (5'10")
Utility	4.76m (15'7") x 2.48m (8'2")

EXTRAS

(Included in the sale)

All fitted carpets and floor coverings, integrated appliances, cooker, fridge, freezer, curtains, blinds and some light fittings.





McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



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Text and description
JOSH STEEPLES
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
EMMA PATRIZIO
Senior Designer