



**21 HOWE PARK
FAIRMILEHEAD
EDINBURGH
EH10 7HF**

**OFFERS OVER
£485,000**

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**STYLISH
AND SPACIOUS
LINKED DETACHED
VILLA WITH GRANNY
FLAT AND GARDENS
SET IN A POPULAR
AREA CLOSE TO
EXCELLENT LOCAL
AMENITIES**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

This is a most attractive and thoughtfully extended detached family home within a quiet and popular residential estate and with excellent open views across to the Pentland Hills. The house is situated on the outskirts of the city and the city bypass can be reached within a few minutes by car offering a fast link to East Lothian and the A1 and to the major motorways to the north and west. The City Centre is also within easy reach by car or bus.

There are good local shops located in Fairmilehead including a large Morrisons superstore and an Aldi store. There are well regarded local schools at primary and secondary level located close by.

Internally the house is in excellent decorative order throughout and benefits from gas fired central heating, double glazing and good storage facilities. All fitted carpet and floor coverings are included in the sale together with the kitchen appliances.

A great feature of the property is a self contained granny flat with the benefit of its own front and rear doors.

A driveway provides off street parking for several cars and there is unrestricted on-street parking. Private gardens to front and rear.



PROPERTY DETAILS

- * Entrance Hall with staircase to upper floor. Built in storage units.
- * Bright and spacious Lounge / Dining Room with dual aspect to front and rear. The dining area has space for a large dining table and chairs. Patio doors provide direct access to the rear garden.
- * Modern and fully fitted kitchen with matching wall and base units. The range cooker is included in the sale and features 7 rings, double oven and grill. The washing machine, dishwasher and fridge freezer are all included in the sale. Ample work surfaces with double sink and tiled splashback. Window to rear overlooking garden.

Granny Flat

- * Hall with own front door. Built in storage cupboards.
- * Sitting Room with window to front and space for dining table and chairs or computer desk if preferred.
- * Double Bedroom with window to side overlooking garden. Built in cupboard. Shelving.
- * Shower Room with three-piece suite comprising wash hand basin, WC and shower compartment with mixer shower. Extractor.

UPPER FLOOR:

- * Hall with attic access hatch with Ramsay ladder. Cupboard housing water tanks.
- * Master Bedroom with window to front with open views. Built in mirrored wardrobe.
- * Three further Double Bedrooms, two with built in wardrobes.
- * Stylish and fully tiled family Bathroom with four-piece suite comprising double ended bath with hand held mixer shower, wash hand basin, WC and shower compartment with mixer shower. Full height bathroom cabinets provide excellent storage space. Frosted windows to side.

Energy Efficiency Rating: C



EXTERNAL

A monobloc driveway provides off-street parking for several cars. The front garden is laid to lawn. The West facing rear garden is fully enclosed and features a large decked area with space for garden furniture. Good sized lawn and patio with space for garden furniture. The garden shed and store are included in the sale.





Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate and the responsibility is taken for any error or omission. This plan is for illustrative purposes only and should not be used to rely on by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

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