



## 30 Bellrock Park, Fairmilehead, Edinburgh, EH10 6TY

Light & Immaculately Presented, Three Bedroom, Mid-Terraced House with Gardens

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## Property Description

Light and immaculately presented, three-bedroom, mid-terrace family home with a southerly-facing garden and views to the Pentlands. Set adjacent to the shared green, in a modern and maintained residential development, in the desirable Fairmilehead area south of Edinburgh centre. Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, a single bedroom, a family bathroom and a ground floor WC.

Ready-to-move-in, highlights include a modern fitted kitchen and bathroom suites, quality Karndean flooring, gas central heating, double glazing and good storage provision. In addition, a fully carpeted, tastefully finished loft space with a skylight window, a TV point and spotlighting, offers superb flexible space.

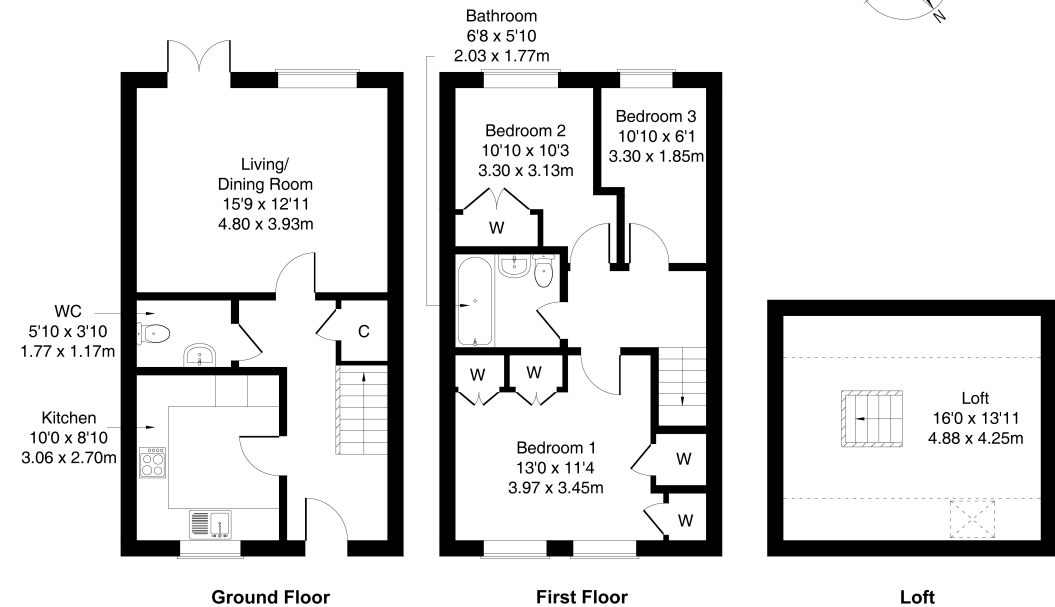
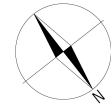
There is residential car parking to the rear, whilst this modern development includes extensive well-kept communal grounds including a children's play park. With easy access to the city by-pass, and within the catchment area for the highly regarded Buckstone Primary School and Boroughmuir High School.

The bright and welcoming entrance hall gives access to the carpeted stairway and to a built-in store cupboard, whilst light and stylish modern flooring runs continuously from the hall into the rear-facing lounge. The living room offers space for both lounge and dining furniture, and includes French patio doors opening to the southerly-facing rear garden. Front facing, the kitchen features stone-effect worktops with matching upstand, a sink with drainer; and an integrated fridge/freezer, dishwasher, oven and gas hob with a stainless steel splashback and extractor hood. Also on the ground floor, set internally off the hall is a generous WC with a two-piece suite.

On the first floor, bedroom one is set to the front with carpeted flooring, two built-in wardrobes and a double-size fitted wardrobe. Two further flexible bedrooms overlook the rear garden with carpeted flooring and views to the Pentland Hills. Completing the accommodation, set internally, the stylish family bathroom is fitted with a three-piece suite, including a mains shower over the bath, tiled splash walls, a shaver point and a ladder-style radiator.

A range of furniture is available for inclusion in the sale.

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Approximate Gross Internal Area: (1098 sq ft - 102 sq m.)



**Legal Disclaimer :** Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Fairmilehead is situated in a convenient location on the southern edge of Edinburgh, with easy access to the city bypass, the popular shopping area of Morningside, and Straiton and Fort Kinnaird retail parks. The Pentland Hills Regional Park is also within close vicinity offering a range of outdoor pursuits, including Hillend ski-slope, and the nearby Mortonhall Estate has numerous woodland walks,

along with an excellent countryside pub/restaurant. There are several supermarkets within a short radius including a Morrisons and Tesco, and the area also has well-regarded schooling from nursery level upwards. A good selection of rural and city-based bus services connecting to the city centre is available, and the locally accessed city bypass offers motorway links.









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Estate Agents and Solicitors



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