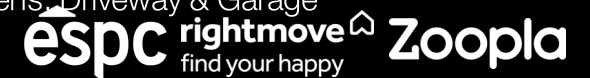




34 Galachlawside, Edinburgh, EH10 7JG

Immaculately Presented & Spacious, Three-Bedroom, Detached Home with Gardens, Driveway & Garage

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Property Description

Immaculately presented and spacious, three-bedroom, detached family home with gardens, a driveway, and an adjoining garage. Located in a highly desirable and sought-after residential area of Fairmilehead, south of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen and breakfast room, utility room, dining room, three double bedrooms, an en-suite shower room, and a family bathroom.

Light and tastefully finished, highlights include a stylish fully integrated kitchen, luxury bathrooms, and continuous Kardean flooring for the ground floor. Further features include gas central heating, double glazing; and superb storage including a loft, bedroom wardrobes and a garage with power and lighting.

Externally, benefits include highly maintained gardens with lawns, a wood-decked patio, a mix of established shrubbery, and a mono-blocked driveway to the front. This popular residential development also provides maintained communal grounds, additional visitors' parking and easy access to highly regarded schooling.

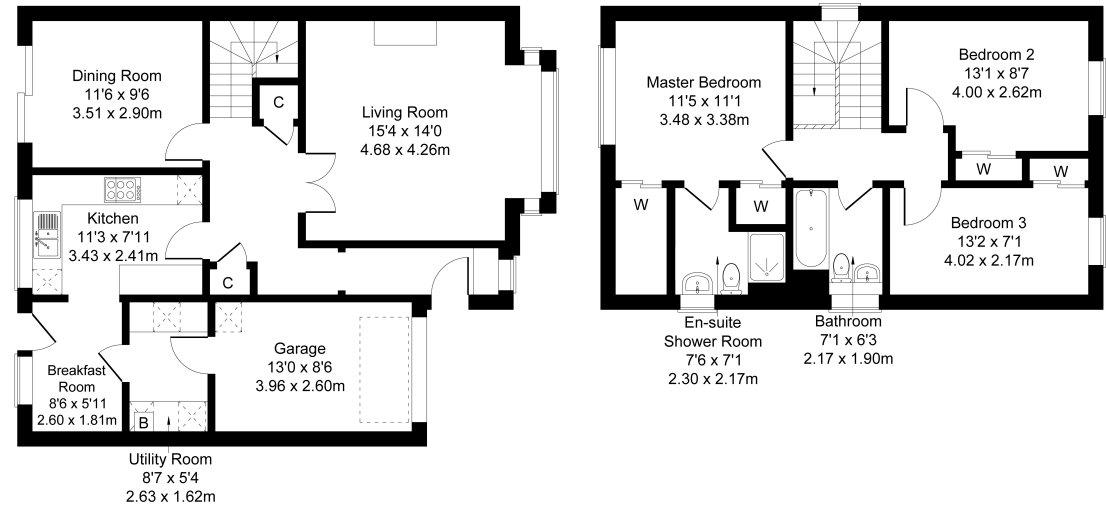
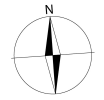
A welcoming entrance features coir flooring and good natural light continuing to the central hall space; featuring a store cupboard and quality flooring which continues throughout. Set to the front, a spacious lounge has a box bay window, coving, and French doors to the hall space. Rear-facing is a bright, stylish kitchen space, open to a flexible breakfast/family room, with a door to the garden. Quality fitted units and worktops include an integrated dishwasher, fridge/freezer, oven, microwave/grill, and an induction hob. Set internally off the breakfast room, is a generous utility room with bespoke fitted storage, a worktop, and a secondary internal door to the garage. A flexible dining room offers a further family space or guest bedroom; and includes French patio doors opening to the decked garden patio.

On the first floor, a tastefully finished, carpeted master bedroom includes deep wardrobes with mirrored sliding doors and a fully tiled shower room suite. Two further flexible bedrooms are set to the front, also with carpeted flooring and integrated wardrobes. Completing the accommodation, a stylish family bathroom is also fully tiled, with a mains 'rain-fall' shower over to the bath, and a ladder-style radiator.



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Approximate Gross Internal Area: (1378 sq ft - 128 sq m.)



Ground Floor

First Floor

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 both Straiton and Fort Kinnaird retail parks. The Pentland Hills Regional Park is also within close proximity, offering a range of outdoor pursuits, including the 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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