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2 GALACHLAW SHOT FAIRMILEHEAD EDINBURGH

Superior Cala built detached 4/5 bedroom villa with double garage, situated within an exclusive residential cul-de-sac.

Reception hallway, lounge, dining room, study/bedroom 5, kitchen/breakfast room, downstairs WC, 4 double bedrooms, master en-suite luxury shower room and bathroom.

Gas central heating, double glazing, alarm system, mono bloc driveway for 2 cars, double integral garage, front and rear landscaped gardens; the rear having decking and private sun trap area.

Offers over £430,000

GENERAL DESCRIPTION

Galachlaw Shot, off Mounthooly Loan, lies approximately 5 miles south of Princes Street and is well placed for those working within the city centre with a regular bus service available on Frogston Road West. Built circa 1990s, the extensive, spacious and flexible layout is situated over two floors; the ground floor comprises of a large reception hall, which has ample storage and accesses the splendid lounge with front facing views of the leafy surroundings, and a rear view of the landscaped gardens, kitchen-breakfast room, dining room, 5th bedroom-study, W.C. and the integral double garage. Upper floor has four large double bedrooms including a luxury master en-suite and family bathroom. An alarm system is in place and the property is serviced by a gas central heating system and full double glazing. The front and south facing rear landscaped gardens have been meticulously maintained and the mono-bloc drive leads to the double garage. Immediate viewings are strongly advised for this well maintained property.

SITUATION

Excellent local shopping and banking facilities are available on hand with a Bank, Post Office at Buckstone Terrace, Sainsbury's, M&S Food located at the nearby Straiton Retail Park, A Morrison's supermarket, and a 24 hour Tesco supermarket not far away. A larger selection of amenities can be found at nearby Morningside and Straiton Retail Park. There is a good selection of schools available at both primary and secondary level along with a wide and varied selection of pre-school nurseries and playgroups. George Watson's College is also within the vicinity. Regular bus services operate to and from the City Centre and to most surrounding areas. The City bypass is within easy reach and this ensures easy access to the main motorway networks. Excellent leisure facilities in the area include two golf courses, Hillend dry ski-slope, Craiglockhart Sports Centre and leisurely walks can also be enjoyed from the property through extensive woods to The Braid Hills. There is also a children's park nearby (40 yards away) at High Buckstone.





ACCOMMODATION

(All Sizes Approximate)

RECEPTION HALL

Bright and spacious reception hall entered through a multi glazed door flanked by further windows. Carpeted floor. Ample storage provided, with large under-stair cupboard, and walk in storage cupboard/cloakroom. . Access to all main rooms at ground level.

LOUNGE

21'3" x 11'1" (6.49m x 3.39m)

Exceptional lounge flooded in natural daylight through the front facing windows right through to the large patio doors giving access to the landscaped gardens. Coving. Carpeted floor. Focal point to the room is the feature living flame fire place with slate plinth, hearth and a limestone mantle piece.

KITCHEN/BREAKFAST ROOM

14'8" x 14'5" (4.48m x 4.39m)

Modern fitted kitchen with an array of base and eye level units which compliment the work surfaces incorporating sink, draining board and mixer tap. Splash back tiling. There is plumbing for a dishwasher and washing machine. Gas hob with extractor hood over double fan assisted oven. Rear facing windows and door overlooking and giving access to the rear landscaped garden.

DINING ROOM

11'7" x 9'7" (3.53m x 2.94m)

Excellent sized dining room with rear facing windows. Carpeted floor. The room is located close to the kitchen and gives easy access for entertaining.

STUDY/BEDROOM 5

8'5" x 6'2" (2.56m x 1.81m)

The room is bright by natural daylight through the side window, this room is suitable for a downstairs single bedroom/study but is currently utilised as a child's playroom. Carpeted floor.

DOWNSTAIRS WC

There is a window to the side of the property, the room features a new two piece suite comprising of a W.C. and matching wash hand basin. Quality oak hardwood flooring.

Internal access from the hallway to the double garage.

Staircase with spindle banister leads to the bright upper landing providing access to all remaining rooms within the property, two storage cupboards and a large partially floored attic.

MASTER BEDROOM

14' x 11'10" (4.27m x 3.60m)

Generous sized, bright, rear facing large double bedroom benefiting from twin double built in wardrobes. Lovely views towards south of the property. Neutral fitted carpet and access to a luxury en-suite.



EN-SUITE SHOWER ROOM

10'4" x 6'9" (3.17m x 2.05m) at widest points

Superb en-suite shower room in having extensive storage with glass front display doors. Pelmet down lighters. Spotlights. Vanity area with built in large basin accompanied by a matching W.C. and fully enclosed shower cubicle with new electric shower. Electric shaver point

BEDROOM 2

17'8" x 12'10" (5.40m x 3.92m) at widest points

Excellent sized second double bedroom, currently being used as a child's nursery. The room is well presented, neutral in decor featuring dormer and a front facing window. Two built in separate wardrobes. Carpeted floor. Wooded view from side window.

BEDROOM 3

14'2" x 10'11" (4.45m x 3.35m)

Situated peacefully at the rear of the property the guest bedroom has rear facing windows, a built in single wardrobe and carpeted floor. Carpeted floor.

BEDROOM 4

11'4" x 9'1" (2.47 x 2.76m)

This room has been fitted out as a home office with extensive storage units, down lights, and work desk; it also has the added bonus of a concealed drop down double bed cleverly stored away behind matching units. Built in wardrobe, carpeted floor and front facing window.

FAMILY BATHROOM

7'4"x 6'9" (2.14 x 1.85m)

Exceptional and striking luxury bathroom comprises of a large steel bath with centred taps with ripple effect wall tiles above. Power shower over bath. WC and pedestal wash basin with matching fittings. Tiled floor. Electric shaver point. Side facing window.





GARAGES

Integral double garage with up and over doors and electric points. Central heating boiler housed.

DOUBLE DRIVE AND FRONT GARDEN

Mono bloc driveway for two cars and landscaped front garden mainly lay to lawn with borders and shrubs, which gives side access through wrought iron gate to the rear landscaped garden.

REAR GARDEN

There is a substantial south facing rear landscaped garden, which has been fenced for privacy, laid mainly to lawn with borders and patio area. and which has a large decked area and private seating area. Shed include in sale.

ENTRY

By Arrangement

VIEWING

By appointment telephone Russel + Aitken on 0131 315 2638.

PRICE

Offers Over £430,000

EXTRAS

Included in sale are all fitted carpets, some blinds and integral kitchen appliances.

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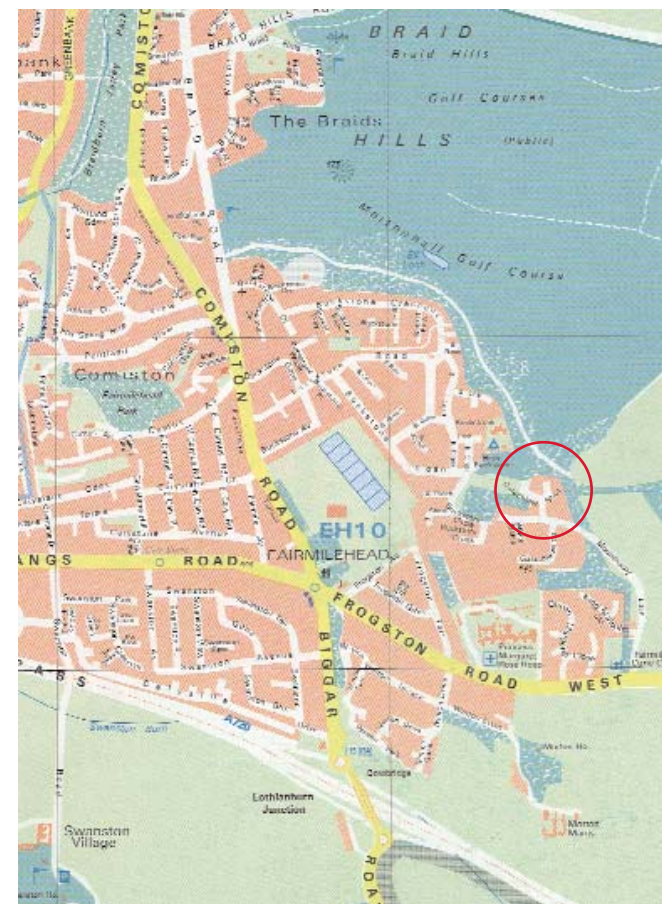
If you are, call us to find out more about our bespoke service.



First Floor Plan



Ground Floor Plan



NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.