



63 Auchingane, Edinburgh, EH10 7HU

Well-presented four/five-bedroom detached family home with views towards the Pentlands

URQUHARTS
EDINBURGH



DESCRIPTION

63 Auchingane is a well-presented and spacious four/five-bedroom detached villa, forming part of a modern development, with large driveway, double garage, and gardens. Situated in the popular Fairmilehead area, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance vestibule and hall; spacious sitting room with stunning south-facing views towards the Pentlands and patio doors to the rear garden; modern fitted kitchen / breakfast room with wall & base units and integrated appliances, also with access to the rear; dining room, which could be used as double bedroom five; and a downstairs WC. On the upper level, there are four good-sized double bedrooms, one with en-suite shower room; and a family bathroom with three-piece suite.

ACCOMMODATION

Entrance vestibule & hall. Sitting room. Kitchen/Breakfast room. Dining room / double bedroom five. Four double bedrooms (one en-suite). Bathroom & WC. Loft/Attic.

Gas central heating. Double glazing. Well-maintained front, side, and rear gardens, with enclosed rear garden mainly laid to lawn with patio area. Large driveway for several cars leading to double garage.



LOCATION

Fairmilehead is a quiet and popular residential area situated a few miles south of the City Centre. There are excellent local amenities including a large Morrison's and Tesco Superstore, and nearby Morningside, with Waitrose, Marks & Spencer Food Hall, Sainsbury's Local, restaurants, cafes, bars, library, and the Dominion cinema, only a short journey away. Nearby outdoor recreational facilities include The Hermitage of Braid, Blackford Hill, Braidburn Park, and Pentland Hills Country Park with dry ski slope; The Merchants, Mortonhall and Braids golf courses. Catchment schools are Colinton Primary and Firrhill High School, with private schooling nearby including George Watson's College, George Heriot's School and Merchiston Castle. Napier University campuses at Craiglockhart and Merchiston are also



within proximity. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is within easy reach connecting all major motorway networks north and south, to the east via the A1 to the beaches and championship golf courses of East Lothian, and west to Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

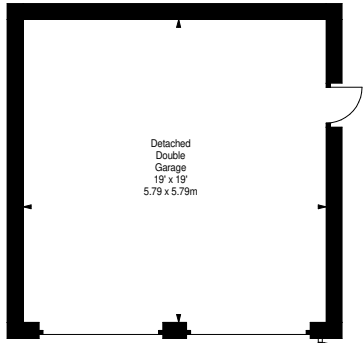
HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

The property has an Energy Rating Category **C**



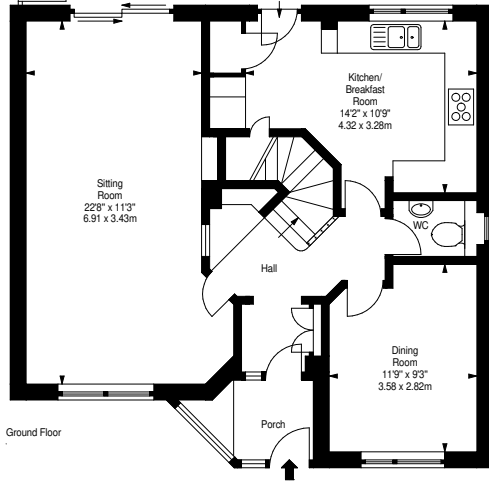


Detached
Double
Garage
19' x 19'
5.79 x 5.79m

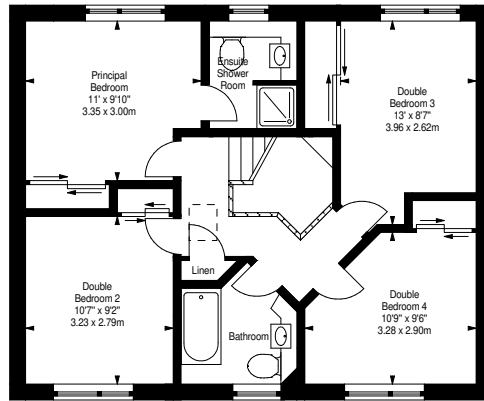
63 Auchingane,
Edinburgh,
Midlothian, EH10 7HU



Approx. Gross Internal Area
1369 Sq Ft - 127.09 Sq M
Double Garage
Approx. Gross Internal Area
369 Sq Ft - 34.28 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.