



55 Hainburn Park

Fairmilehead, Edinburgh, EH10 7HH





Property Summary

Boasting wonderful views of the picturesque Pentland Hills, this two-bedroom semi-detached bungalow is situated in a peaceful cul-de-sac within an established residential area of Fairmilehead. As well as offering all the ease and convenience of single-storey living, the house is accompanied by low-maintenance gardens, a detached single garage, and a private driveway, and is sure to appeal to a wide demographic. In addition to the Pentland Hills being enviable close by, the house benefits from easy access to other local amenities such as shops, schools, and transport links across the city and further afield.

Extras: All fitted floor coverings, window coverings, and light fittings will be included in the sale.

Property Features

- Semi-detached bungalow in Fairmilehead
- Breath-taking views of the Pentland Hills
- Entrance hall with built-in storage
- Generous, south-facing living/dining room
- Sunny kitchen with open views
- Two well-proportioned double bedrooms (one with built-in storage)
- Versatile conservatory with garden access
- Modern shower room
- Low-maintenance front and rear gardens
- Detached single garage and private driveway
- Gas central heating and double glazing
- EPC Rating - C





**Breathtaking views of the
Pentland Hills, versatile
conservatory with garden access
and two double bedrooms**







Accompanied by low-maintenance gardens, a detached single garage and a private driveway

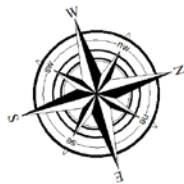
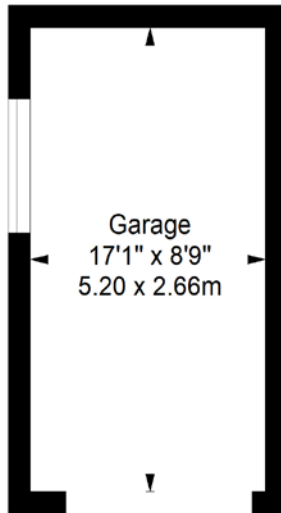




Floorplan

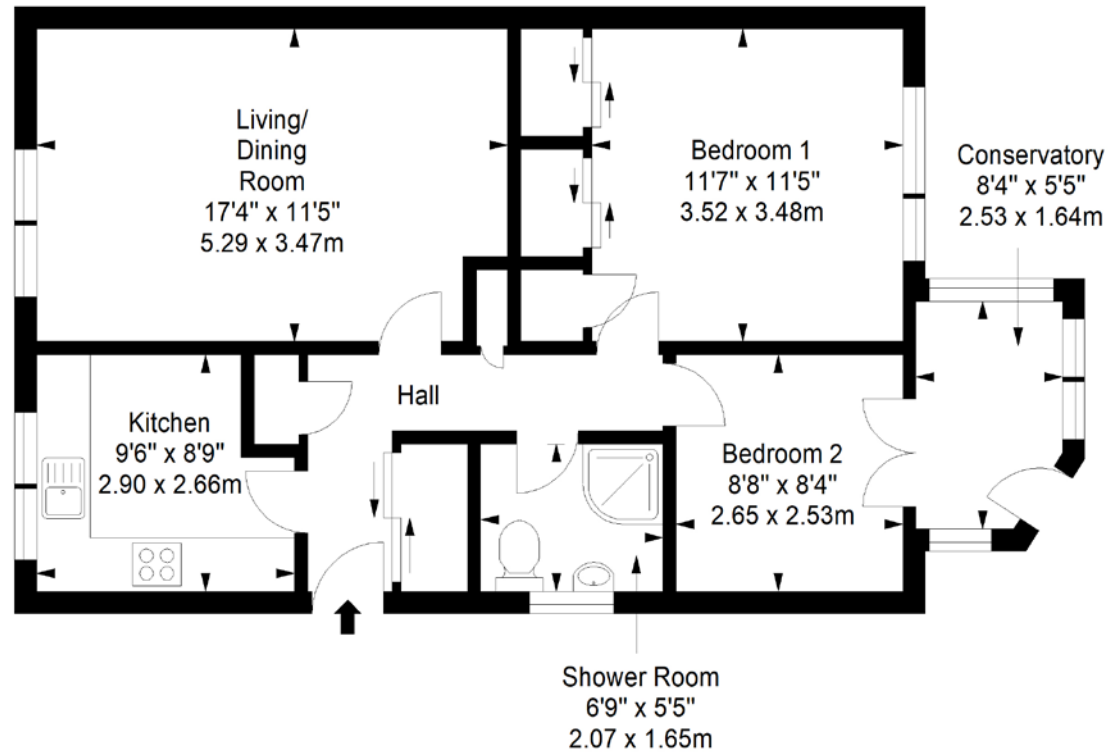
Garage

Approx. 13.8 sq. metres (148.5 sq. feet)



Ground Floor

Approx. 65.8 sq. metres (708.3 sq. feet)



Total area: approx. 79.6 sq. metres (856.8 sq. feet)

All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106