



15/1 MARGARET ROSE DRIVE, EDINBURGH
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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

OFFERS TO:

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EDINBURGH, FAIRMILEHEAD
 15/1 MARGARET ROSE DRIVE

OFFERS OVER £189,950



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VIEWING: TELEPHONE

GSB PROPERTIES 01620 825368

**SPACIOUS GROUND FLOOR FLAT
LOCATED IN FULLY REFURBISHED
NURSES HOME ON PRESTIGIOUS
DEVELOPMENT**

**ENTRANCE HALLWAY
LOUNGE/DINING ROOM
DINING KITCHEN
MASTER BEDROOM WITH
WARDROBE
EN-SUITE SHOWER ROOM
SECOND BEDROOM
FAMILY BATHROOM
VIDEO ENTRY SYSTEM
BURGLAR ALARM SYSTEM
GAS CENTRAL HEATING
DOUBLE/SECONDARY GLAZING
LANDSCAPED GARDENS**

General Description

Margaret Rose Drive is located off Frogston Road West approximately 4 1/2 miles to the South of the city centre in the popular residential area of Fairmilehead. The position is excellent for quick and easy vehicular access to the city bypass leading to all the major motorway networks, Edinburgh Airport and Forth Road Bridge. Regular buses operate from Frogston Road going to and from the city centre and out to surrounding areas. Close by Fairmilehead crossroads there is a General Store, Bank, Post Office and Dentist and further down Comiston Road is a selection of shops, Health Centre and the Tusitala restaurant. Morrisons supermarket is situated at Hunters Tryst, Sainsbury, Ikea and High Street stores at Straiton Retail Park. Leisure and recreational facilities include Lothianburn, Swanston and Mortonhall golf courses; ski-ing, hillwalking and mountain biking on the nearby Pentland Hills with the Steading Bar and Restaurant. There are also delightful walks through the wooded Mortonhall Estate leading to the popular Stable Bar, Restaurant and Klondyke Garden Centre.

15/1 Margaret Rose Drive is a bright, generously proportioned ground floor flat located within a well maintained building with tiled hallways and video secure entryphone. The building is situated in landscaped gardens and the development has a mix of modern homes and converted buildings. Located within the listed building section of the former Nurses Home of Princes Margaret Rose Hospital. The property comprises of Entrance Hallway, Lounge/Dining Room, Fitted Dining Kitchen including Bosch appliances, Master Bedroom with En-Suite Bathroom, Second Bedroom, and Family Bathroom. The property benefits from gas central heating throughout, with a Combi boiler, a mixture of double and secondary glazing. Outside of the property is residents and visitor parking with access to the flat from the parking area via a landscaped curved walkway, which also provides disabled access. Landscaped gardens surround the property which are laid to lawn with shrubs. There are also bin stores.

The property is a superbly spacious apartment in an award-winning development. Early viewing is highly recommended.



Splash back tiling, 1 1/2 stainless steel sink unit and drainer; Bosch gas hob, double oven, cooker hood, integrated automatic washing machine/tumble dryer and fridge/freezer. Space for a breakfast table. Wooden effect laminate flooring. Low voltage spotlights and glass wall shelves. Television connection point.

MASTER BEDROOM 3.44m x 3.14m (10'9 x 10'0)

With twin windows to the rear of the property and further window to the side, this bedroom has all storage needs catered for by double, built-in wardrobes providing extensive shelves and hanging space. Fitted carpet, Venetian blinds, and curtains. Telephone connection point.

EN-SUITE

Fitted with a quality three piece suite comprising of low level w/c, wash hand basin and shower cubicle. Extensive mirror and chrome bathroom cabinets offering abundant storage. Fitted carpet, low voltage spotlights, shaver point and extractor fan. Windows to the side with fitted Venetian blinds providing excellent natural light.

BEDROOM 2 3.44m x 2.16m (10'9 x 6'11)

Bedroom situated to the rear aspect of the property with fitted carpet, curtains and Venetian blinds. Single window.



Accommodation

HALL

Front door opens into the hallway which in turn leads to the main rooms in the house. Cupboard housing gas and electric metres. Second cupboard offering excellent storage with shelving and further over-storage. Video entry phone system. Fitted carpet. Telephone connection point.

LOUNGE/DINING ROOM 5.27m x 4.62m (17'2 x 14'0)

A delightful, sunny room with three windows facing West, East, and South overlooking the gardens. Fitted carpet, Venetian blinds, curtains, light fittings, TV point. Television connection point. Facility for electric fire if required.

DINING KITCHEN 3.69m x 3.16m (12'5 x 11'9)

A most attractive kitchen with window to the side aspect of the property. It has been fitted with an excellent range of light wood contemporary wall and base units with work surface over:

BATHROOM

Fitted with a most attractive white 3 piece suite comprising of bath, wash hand basin and low level w/c. Extensive ceramic tiling. Shelving for towels etc. Fitted carpet. Wall mirrors. Shaver point.

OUTSIDE

There are attractive landscaped gardens around the building which are laid to lawn with shrubs. Residents and visitors parking spaces. Bin store. Lockable communal building with lighting for bikes etc with internal bars provided for securing bikes.

EXTRAS

All floor and light fittings. Blinds, curtains. All kitchen appliances as previously stated.

COUNCIL TAX BAND – E

