



EXCEPTIONAL DETACHED FAMILY HOME WITH LANDSCAPED GARDEN AND STUNNING VIEWS.

MARGARET ROSE CRESCENT
EDINBURGH

savills

♦ EPC rating = C

Location

24 Margaret Rose Crescent lies in the Fairmilehead district of Edinburgh about 5 miles south of the city centre and is exceptionally convenient for access to the City Bypass, Edinburgh Airport and the Central Scotland motorway network.

There are good local facilities nearby and there is a further choice of leisure and shopping outlets at Straiton Retail Park. The house is within easy reach of a number of notable private schools including Merchiston Castle, George Watsons and George Heriots.

There are regular bus services to the city centre and the open spaces of the Pentland Hills Regional Park can be seen from the house.

Description

24 Margaret Rose Crescent is an outstanding family home located in the sought after Fairmilehead area of Edinburgh. The custom house, was built for the existing owners in 2004 and it provides flexible and beautifully presented family accommodation set over three floors.

On entering the house there is an impressive double height reception hall with a staircase leading to the upper floor. The extensive and free flowing accommodation on the ground floor includes a spacious open plan dining kitchen and family room. Doors open from the family room to the south facing decked area and garden beyond. There is a magnificent drawing room with dual aspect windows and central fireplace. Further accommodation includes a study, utility room and W/C.

The generous and beautifully appointed bedroom accommodation includes a large master bedroom with sitting area, dressing room and en suite bathroom on the second floor. There are 5 bedrooms on the first floor and three bathrooms. (1 en suite, 1 Jack and Jill and the Family bathroom)

Externally the house is positioned at the end of the street with a drive and parking area. There is a large double garage with a substantial studio flat above, which would make an ideal home office or secondary accommodation. To the rear of the house is an attractive south facing enclosed and landscaped garden with patio and decked dining area.

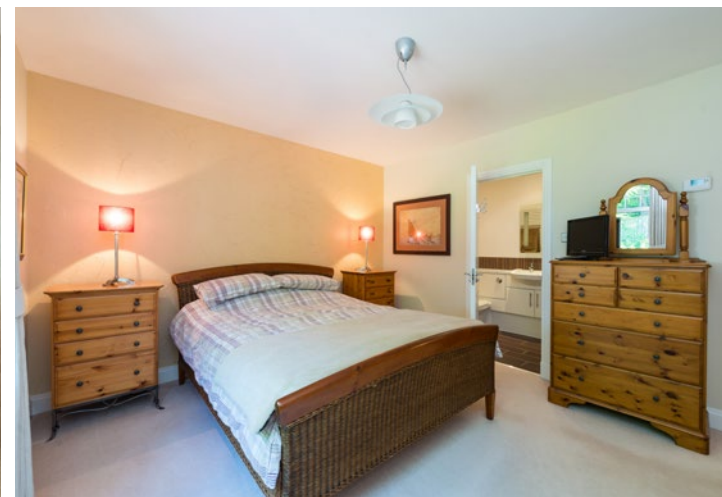
Fixtures and Fittings Carpets, curtains, integrated white goods and light fittings are included in the sale. Internal and external furniture is available by separate negotiation.

Possession To be by mutual agreement.

Energy Performance A copy of the full home Report & Energy performance Certificate is available on request.

Viewing Strictly by appointment with Savills.



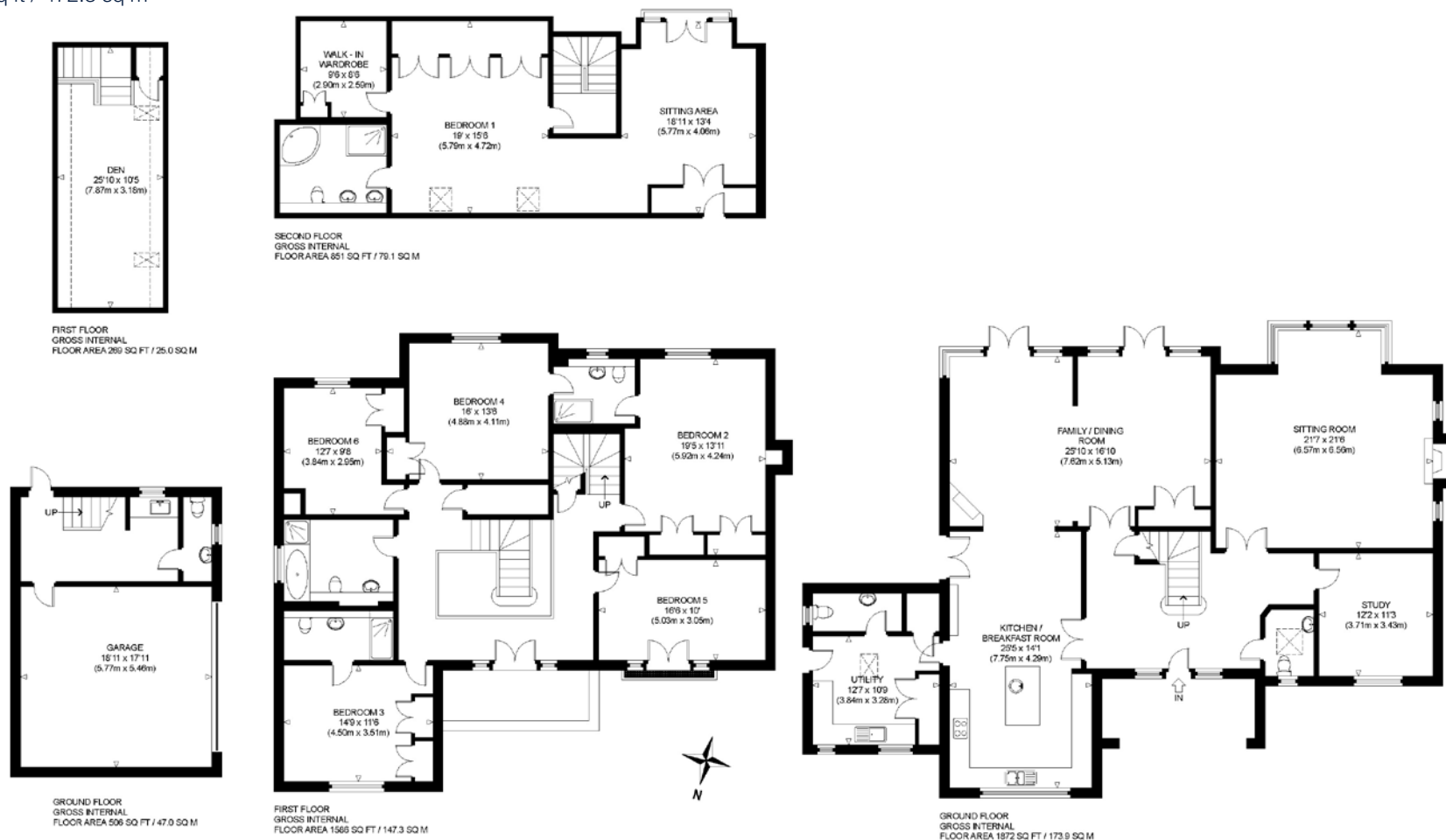


FLOORPLANS

Approximate gross internal floor area = 4,309 sq ft / 400.3 sq m

External outbuilding floor area (Restricted Height) = 775 sq ft / 72.0 sq m

Total combined floor area = 5,084 sq ft / 472.3 sq m



MARGARET ROSE CRESCENT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4309 SQ FT / 400.3 SQ M
EXTERNAL OUTBUILDING FLOOR AREA (RESTRICTED HEIGHT) 775 SQ FT / 72.0 SQ M
TOTAL COMBINED FLOOR AREA 5084 SQ FT / 472.3 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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