



16 West Camus Road

Edinburgh, EH10 6RB

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Description

An excellent opportunity has arisen to acquire a traditional detached bungalow located within a quiet street in the prime residential district of Fairmilehead, lying south of the city centre. Boasting a bright rear westerly aspect, this extremely desirable property offers light, generous family accommodation. The property does not require upgrading works and offers excellent potential to become a superb family home with scope to extend into the attic space, for conversion subject to necessary permissions. The accommodation briefly comprises a vestibule, entrance hallway, lounge/dining room, kitchen, a beautiful bay windowed master bedroom with stunning views overlooking the front garden, two further good-sized double bedrooms and a family sized bathroom. The property further benefits from gas central heating, double glazing and good storage facilities, including floored attic. Externally there are beautiful private gardens to the front and rear, both are mainly laid to lawn and are bordered by a variety of mature plants and shrubbery. There is a driveway and garage to the front of the property with light and power. Early viewing is highly recommended to full appreciate what this property has to offer.

Location

Fairmilehead is a popular residential area situated in the south of Edinburgh at the foot of both the Pentland and Braid hills. It offers excellent, family orientated, suburban living, whilst being approximately only 3 miles from the city centre with excellent public transport and active travel links. Regular buses also connect it to nearby Morningside, which boasts a range of independent shops and eateries, as well as the Royal Infirmary of Edinburgh, Edinburgh International Airport and Easter Bush Campus. Fairmilehead boasts many recreational opportunities including close proximity to 3 golf courses, walking, cycling and Hillend Ski centre. For families, the area resides in the catchment for excellent local nurseries and schools as well as many extracurricular groups at local venues. The City Bypass, and the main commuting routes, including the M8, M9, Queensferry Crossing and Edinburgh International Airport, are also easily accessible.

Approved planning

The current owner of the property who has had an unforeseen change of circumstance has impressive planning approved for the construction of a new extension to the side of house encompassing an extended pitched roof formed over the full area of house and side extension. In addition, there is approval for an increased driveway entrance creating an enlarged parking area. The updated accommodation would comprise, a welcoming entrance hallway, 2 double bedrooms (or a sitting room and 1 double bedroom), an open plan living area, dining area, breakfast kitchen, utility and garage like store. A staircase from the hallway would lead to the first-floor landing giving access to the master bedroom encompassing a walk-in wardrobe, a further double bedroom and a family sized bathroom with both a bath and separate shower. The client was closely working with a reputable builder who would be keen to see through the renovation works, further information can be provided upon request.



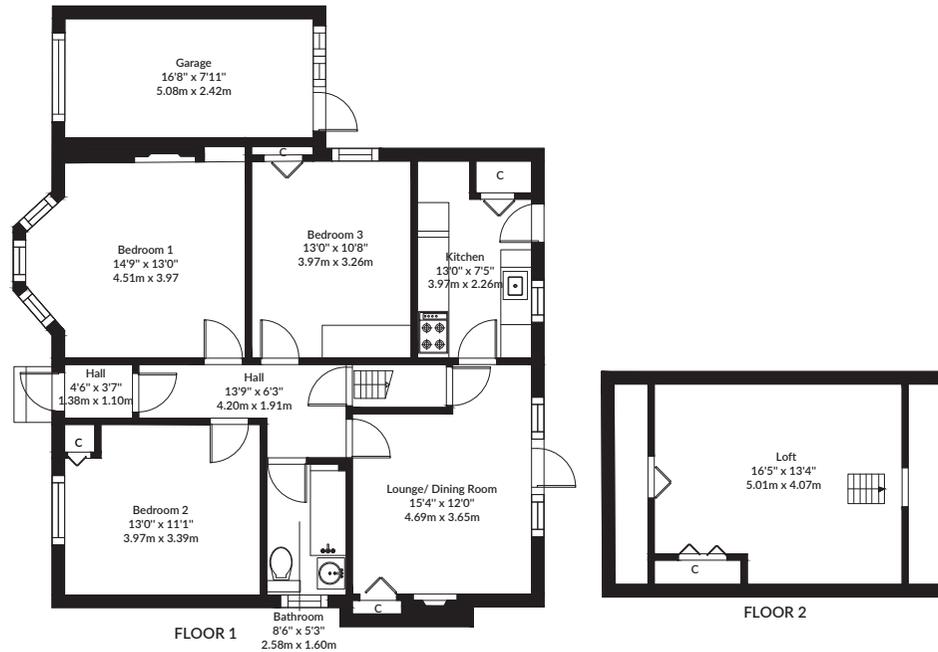


“ A traditional detached bungalow located within a quiet street in the prime residential district of Fairmilehead, lying south of the city centre. ”

Features

- Vestibule
- Entrance Hallway
- Lounge/Dining room
- Kitchen
- 3 bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Good storage facilities including attic
- Private garden to the front & rear
- Driveway
- Garage





vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927) vistaBee 2025



Existing sandstone frontage to be retained. Existing window openings fitted with new replacement dark grey aluminium framed windows

1:50 FRONT ELEVATION AS PROPOSED (EAST)



1:50 REAR ELEVATION AS PROPOSED (WEST)

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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