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HIGH WATERFIELD | EDINBURGH



**RETTIE**



# 1/9 High Waterfield

## EDINBURGH

A bright, spacious and immaculately presented two bedroom apartment forming part of a prestigious Cala development in the popular residential area of Fairmilehead. Set within well-maintained communal grounds this stylish development boasts private residents parking, lift access and high quality finishes throughout. Peacefully located, overlooking the Braid Hills and with open sweeping views to the west, the property is surrounded by some of Edinburgh's best green open spaces and benefits from excellent transport links both into and out of the City.





## ACCOMMODATION

Hallway, Open Plan Kitchen/ Living/ Dining room, Master Bedroom with En-Suite Shower Room, Double Bedroom, Bathroom.

## SITUATION:

High Waterfield forms part of a prestigious development of Cala homes in Fairmilehead, a sought-after residential area popular with families and within easy reach both of Edinburgh City Centre and the City Bypass. The area is well served by local shops, Morrison's and Aldi being a short drive away along Oxfangs Drive. It also lies just a short distance from Morningside which boasts numerous independent shops, restaurants and bars, a theatre, Waitrose and Marks and Spencer supermarkets and the Dominion cinema. Straiton Retail Park is just a short drive away and offers an array of high street shops, a Sainsbury's superstore and IKEA. The attractions of the city centre's business, financial and shopping districts are a short drive away and are well-served by public transport.

The property is ideally located just a stone's throw from some of Edinburgh's most extensive and impressive green open spaces. The Hermitage of Braid and Blackford Hill Nature Reserve and the Braid Hills form approximately 150 acres of wood and grass land popular with walkers, runners and families. The area boasts a wealth of local golf courses and is just a short drive from a riding school in nearby Liberton and a dry ski slope at Midlothian Snowsports Centre, Hillend.

The Fairmilehead area has excellent bus links to the city centre, Waverley and Haymarket railway stations and direct to Edinburgh International Airport with the new 400 bus route. The city bypass and M8 are just a few minutes' drive away giving easy access to the Queensferry Crossing and the central motorway network.

For schooling, the property lies within the catchment for highly regarded Buckstone Primary and Boroughmuir High Schools. Private schooling options are very close at hand with George Watsons College, Merchiston Castle School and George Heriot's School nearby.

## DESCRIPTION:

Flat 9, 1 Highwater Field is situated on the top floor of a well-maintained development of Cala homes set within communal grounds and peacefully located close to the expanse of the Braid Hills. With bright, spacious rooms decorated in a neutral palette, high end fixtures and fittings to the bathrooms and kitchen and plentiful storage, this property is offered in move-in condition. Accessed via an immaculately maintained, secure shared entrance with lift, the accommodation is as follows:

- Carpeted entrance hall with entry phone, cupboard housing electricity meter and larger coat cupboard with hooks and shelving.

- Bright and spacious open plan living space with L-shaped kitchen to one end. Double glazed French doors open to a lovely balcony with space for outside seating and far reaching views over the Braid Hills and beyond. Attractive laminate wood flooring runs throughout this generous living space, which is ideal for dining, relaxing and entertaining.
- L-shaped kitchen area with breakfast bar, sleek wall and base units in high-gloss cream with a wood effect worktop and splash back, stainless steel sink, double glazed window and a full complement of integrated Siemens appliances including: four ring gas hob, extractor, electric oven, washer/dryer, dishwasher and fridge/freezer. Cupboard housing gas boiler.
- Stylish bathroom with attractive textured wall tiles, bath with shower mixer, wall mounted washbasin, mirrored storage cabinet, w/c heated towel ladder and privacy glass window giving natural light.
- Good sized master bedroom with large double glazed south facing window opening to a Juliet style balcony, spacious built in double wardrobe and wool carpeting.
- En-suite shower room in with high quality fixtures including a large shower cubicle, Mira electric shower, w/c, heated towel ladder and wall mounted washbasin with mirrored cabinet above.
- Similar sized double bedroom with south facing double glazed window, wool carpeting and built in wardrobe.

## OUTSIDE SPACE

- Private allocated resident's parking space outside the building.
- Secure resident's bike store.

## FIXTURES AND FITTINGS:

Only appliances specifically mentioned in the particulars of sale are included in the sale price. In all other aspects the treatment of fixtures and fittings within the relevant Conveyancing Standard Clauses apply.

## SERVICES:

Gas central heating, mains water, drainage, gas and electricity.

## POSTCODE

EH10 6TQ

## OUTGOINGS:

Council Tax Band Category: F

## EPC:

C

## VIEWING:

By appointment through Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.



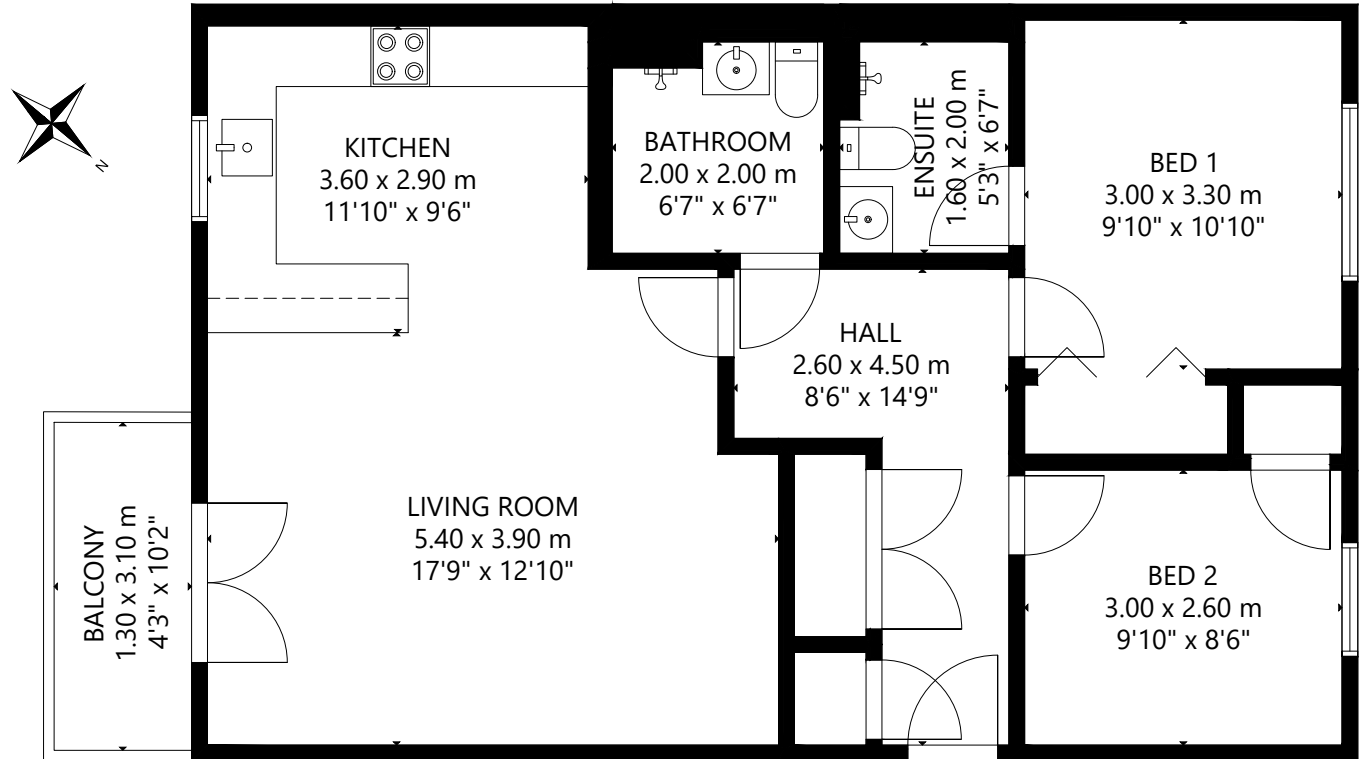
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#### MISREPRESENTATIONS:

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Particulars prepared February 2020 – First Issue



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 780 SQ FT / 73 SQ M  
BALCONY: 43 SQ FT / 4 SQ M

FLAT 9, 1 HIGH WATERFIELD, EH10 6QT  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 780 SQ FT / 73 SQ M  
BALCONY: 43 SQ FT / 4 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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