



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**104 BIGGAR ROAD**  
Fairmilehead, Edinburgh, EH10 7DU



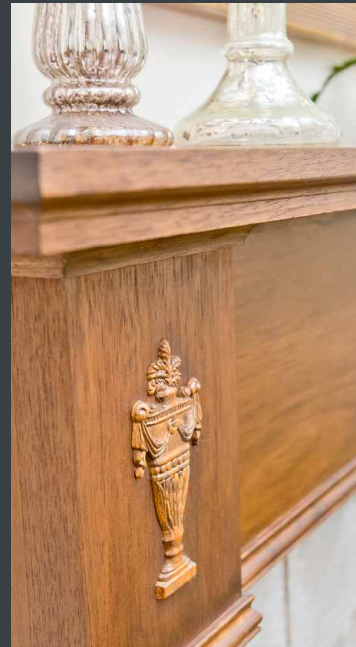


## PROPERTY FEATURES

- Attractive detached cottage
- Welcoming entrance vestibule
- Spacious reception hall
- Triple-aspect living room
- Comfortable family/sitting room
- Dining room/further double bedroom
- Well-equipped kitchen
- Home office/further double bedroom
- Four double bedrooms
- One en-suite shower room
- Two three-piece family bathrooms
- Porch with rear garden access
- Handy utility/laundry cupboard
- Extensive, wrap-around gardens
- Detached single garage & driveway
- GCH and DG







Located at the foot of the Pentland Hills, 104 Biggar Road is an attractive 1925 detached cottage surrounded by an extensive wrap around garden. This spacious 2 floor property lends itself to flexible accommodation and is used by the current owner both as a home and for business.

Set back from the road in a slightly elevated position this outstanding family home in a prime location benefits from a gated tarmac drive way, providing off road parking for up to three cars, a further vehicle could be housed in the single detached garage.

You are welcomed into the property via a wide open porch, with seating area, to enjoy the views of the countryside opposite. The front door opens into a tiled vestibule leading into a reception hallway. On the ground floor, a large front facing sitting room with high ceilings, secondary glazed sash and case windows features an open coal fire. Currently used for business this room enjoys access to a covered sundeck and opens up into a well-stocked garden. There are a further 2 rooms and WC currently used for business. The larger of the 2 rooms is bathed in sunlight for most of the day. The smaller room retains its original fire place.



"...YOU ARE WELCOMED INTO THE PROPERTY VIA A WIDE OPEN PORCH, WITH SEATING AREA, TO ENJOY THE VIEWS OF THE COUNTRYSIDE OPPOSITE..."







The living area of the property boasts a large comfortable living room with ample space for dining, high ceilings and triple aspect windows benefiting from an abundance of natural light. The kitchen is fitted with a range of modern wood-styled carpentry and breakfast

bar. Equipped with a sink, integrated oven, gas hob, stainless steel splash back, concealed extractor fan and free standing dishwasher and fridge freezer. The rear south-westerly facing garden is accessed via a porch, laid mainly to lawn the garden is surrounded by mature trees, shrubs and hedges. An

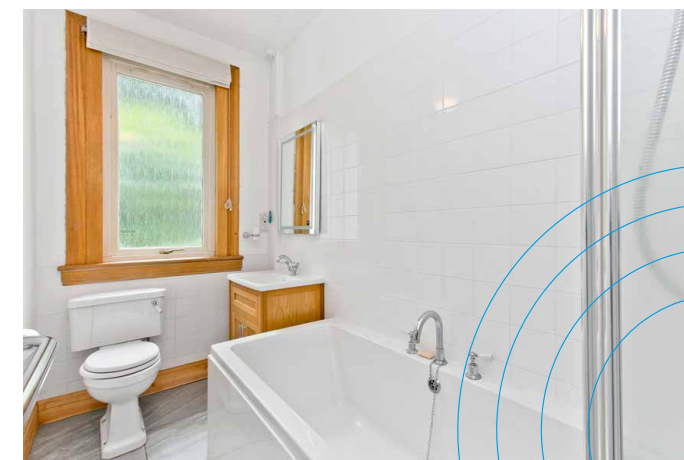
inner hallway features handy under-stair storage, and access to the first of two family bathrooms, replete with a double-ended bathtub with an overhead shower, and a WC-suite set into storage.





Also located on the ground floor, the master bedroom is accompanied by an en-suite shower room with vanity storage, whilst a second double bedroom comes with two traditional presses and a cupboard with a clothes rail. Upstairs, the remaining two sleeping areas are generously-proportioned doubles, both with access to partially-floored attic space. The second family bathroom is fully-tiled and features a three-piece-suite with a shower-over-bath. Gas central heating and double glazing are found throughout.

Externally, the home sits within extensive, wrap-around gardens, mostly laid to lawn and featuring an array of established shrubs and trees. A suntrap patio to the rear enjoys an enviable southwest-facing aspect and a side driveway provides private off-street parking and leads to a detached single garage.







EPC RATING:



COUNCIL TAX BAND:

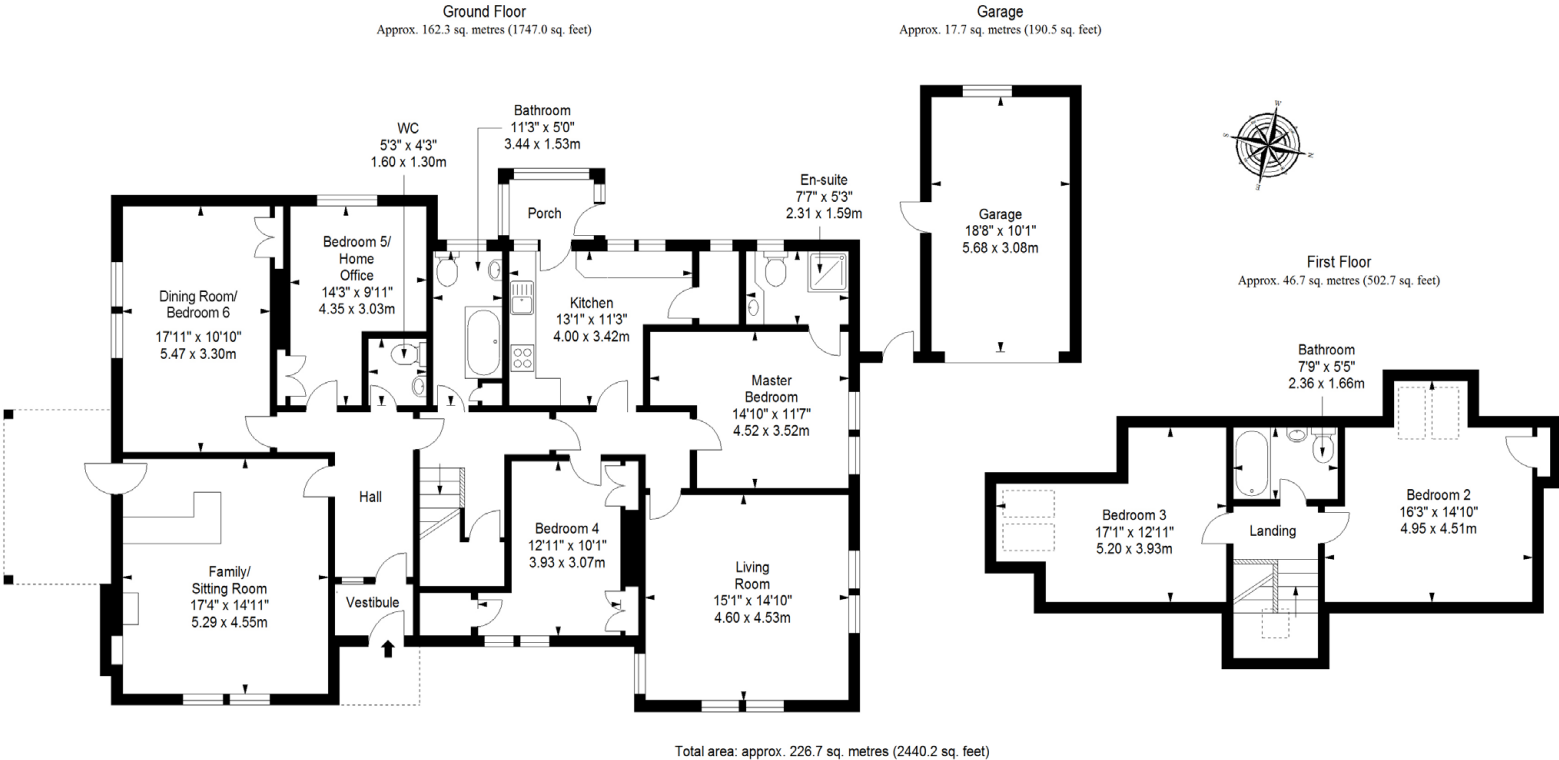


**VIEWING**  
By appointment with Gilson Gray on 0131 516 5366.

THE LOCAL AREA

**S**ituated approximately 3 miles from Edinburgh City centre the local area provides excellent local amenities including banks, post office, supermarkets, restaurants, retail parks and speciality shops.

Pentland Hills Regional Park is located within walking distance offering all manner of recreation and outdoor pursuits including hill walking, cycling trails, skiing and snowsports. For the golf enthusiast there are a number of local courses and championship courses further afield. Highly regarded primary, secondary schools are a short drive away in Buckstone and Colinton Mains. It is also well located for access to Napier University and the prestigious George Watsons, George Heriots and Merchiston Castle School. Situated on the green belt boundary between Edinburgh and the country side of Midlothian, close proximity to the city bypass provides excellent road links to all major routes throughout Scotland. This location provides convenient commuter access via car or access to well serviced public transport.







[gilsongray.co.uk](http://gilsongray.co.uk)

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 549 321

## ST ANDREWS

01334 845 934



rightmove

Zoopla.co.uk

PrimeLocation  
Find the home you deserve

espc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.