

COULTERS<sup>©</sup>

# 49 WINTON TERRACE

FAIRMILEHEAD, EDINBURGH, EH10 7AT

 5 BED

 3 BATH

 3 PUBLIC



## TAKE A LOOK INSIDE

This is a superb family home, peacefully situated at the end of a child-safe cul-de-sac. The property has been extended over the years making this a highly spacious home with retained potential for reconfiguring the space to suit different styles of living.

The accommodation on offer is incredibly versatile, with five bedrooms available on the upper level, the smallest of which is currently used as a home gym. A large principle bedroom occupies the space above the double garage and is an impressive, bright room with excellent wardrobe storage and the benefit of an en suite. The family bathroom, also on the upper level, accommodates the remaining bedrooms. Downstairs, there are three public rooms - living room, dining room and family room - plus a well-designed kitchen with garden access, and a handy shower room.

Gas central heating is operated by a new boiler and double glazing is fitted throughout.

## KEY FEATURES

-  Spacious detached home in quiet development
-  Flexible accommodation with up to 5 bedrooms
-  South-west facing rear gardens
-  Double garage & driveway for multiple vehicles
-  Pentland Hills accessible on foot
-  Straiton Retail Park just a short drive



Sunny private gardens to rear offer wonderful views to the Pentland Hills. The garden grounds are beautifully maintained and comprise a neat lawn, patio and well-stocked borders as well as a garden shed.

There is a double garage which provides excellent storage and workshop space, but also provides an excellent opportunity for conversion. The large driveway to front is capable of accommodating up to five vehicles.





## THE LOCAL AREA

The property is situated to the south of the city in the Fairmilhead area which is conveniently located with easy access to the city bypass and motorway links. The popular shopping area of Morningside and Bruntsfield along with Straiton retail park are easily accessible and there are several supermarkets within a short radius including a Morrisons and Tesco. The Pentland Hills Regional Park is also within walking distance, offering a range of outdoor pursuits, including Hillend ski-slope, public and private golf courses and the nearby Mortonhall Estate which has numerous woodland walks, along with an excellent countryside pub/restaurant. Schooling includes Pentland Primary School and Firrhill High School whilst excellent private schooling is available across the city. A good selection of rural and city-based bus services connecting to the city centre are available nearby.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring, integrated appliances and garden shed are included in the sale price. Other items may be available by separate negotiation.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 1,826 SQ FT / 169 SQ M  
 GARAGE 274 SQ FT / 26 SQ M

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

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.