

COULTERS[©]

14 WINTON TERRACE

FAIRMILEHEAD, EDINBURGH, EH10 7AP

 5 BED  3 BATH  5 PUBLIC



TAKE A LOOK INSIDE

Situated on a quiet, 'no through' street within the desirable area of Fairmilehead, this is a substantial detached house which enjoys a stunning outlook with superb views of the Pentland Hills. Although well-maintained throughout, the property now requires some modernisation and redecoration but has the potential to be a fantastic family home in an enviable location.



Having been extended over the years and with further potential to extend or reconfigure, the accommodation on offer is incredibly versatile. With private access options from the garden, the studio/family room and mezzanine level above with shower room, could be modified to form a fantastic annex. The sauna and jacuzzi are not currently operational.



KEY FEATURES



Substantial detached family home.



Versatile layout with 5+ bedrooms.



Stunning, extensive gardens with views.



Double garage and multi-car driveway.



Desirable 'no through' street.



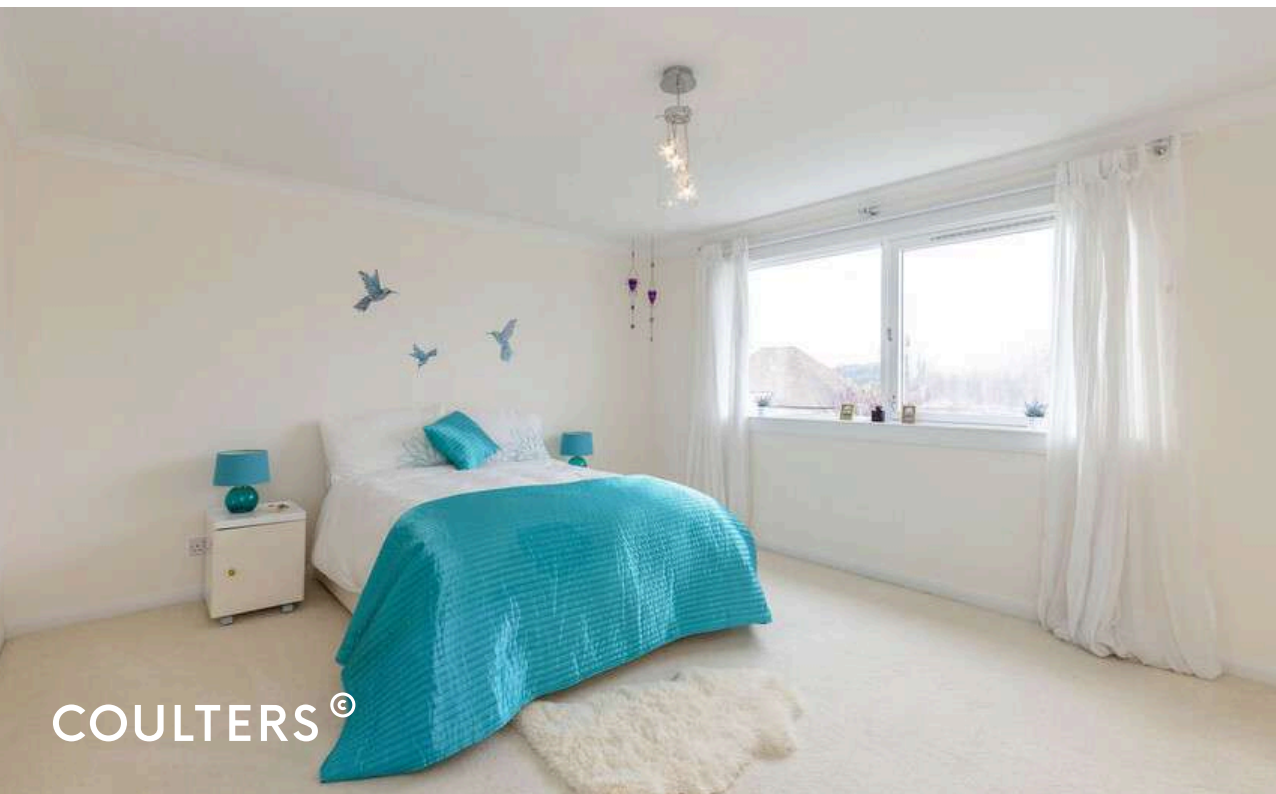
A stone's throw from the Pentland Hills.



There are a grand total of five public rooms throughout the property including an impressive, dual aspect living room, adjoining formal dining room, breakfast room, study and the aforementioned studio space. There is a large, bright open plan kitchen with dining area that leads to a handy utility room and and there is also a WC.

Upstairs, there are two double bedrooms on each side of the house with the principle bedroom having the benefit of a modern en suite whilst the two rooms on the opposite side have direct access to an open terrace. The family bathroom is much larger than average and features a corner bath and separate shower cubicle.





MORE INFORMATION

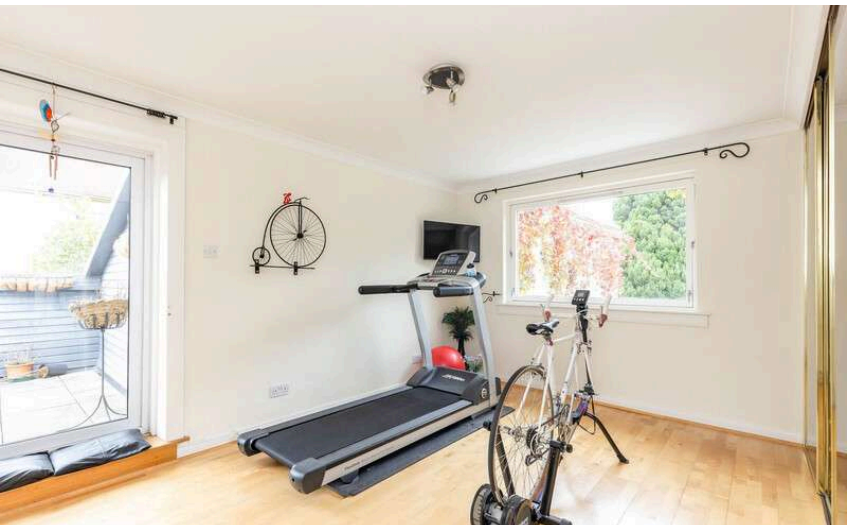
There are extensive gardens surrounding the property which offer exceptional views to the Pentland Hills. The tranquil garden grounds are highly private and comprise a large lawn and patio, mature trees and hedging, well-stocked borders, pond with water feature and a summer house.

There is a double garage with electric, up and over doors. With light and power, the garages provide excellent storage and workshop space, but also offers an excellent opportunity for conversion. The large driveway to front is capable of accommodating multiple vehicles.

Gas central heating is operated by a modern boiler and the property is fitted with double glazing.

Please note:

This is an executry sale. Confirmation has been applied for but not yet issued. We recommend that any prospective purchaser should discuss the implications of this with their solicitor prior to offering. Anticipated receipt of Completion is early December 2023 although this cannot be guaranteed.







THE LOCAL AREA

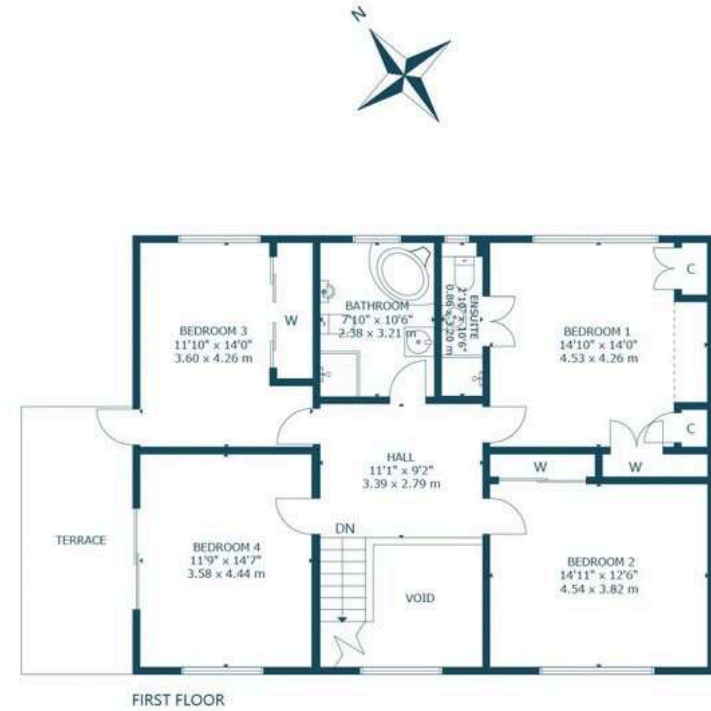
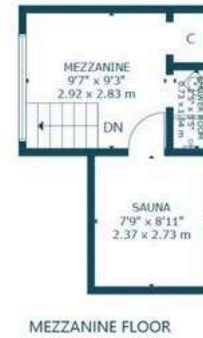
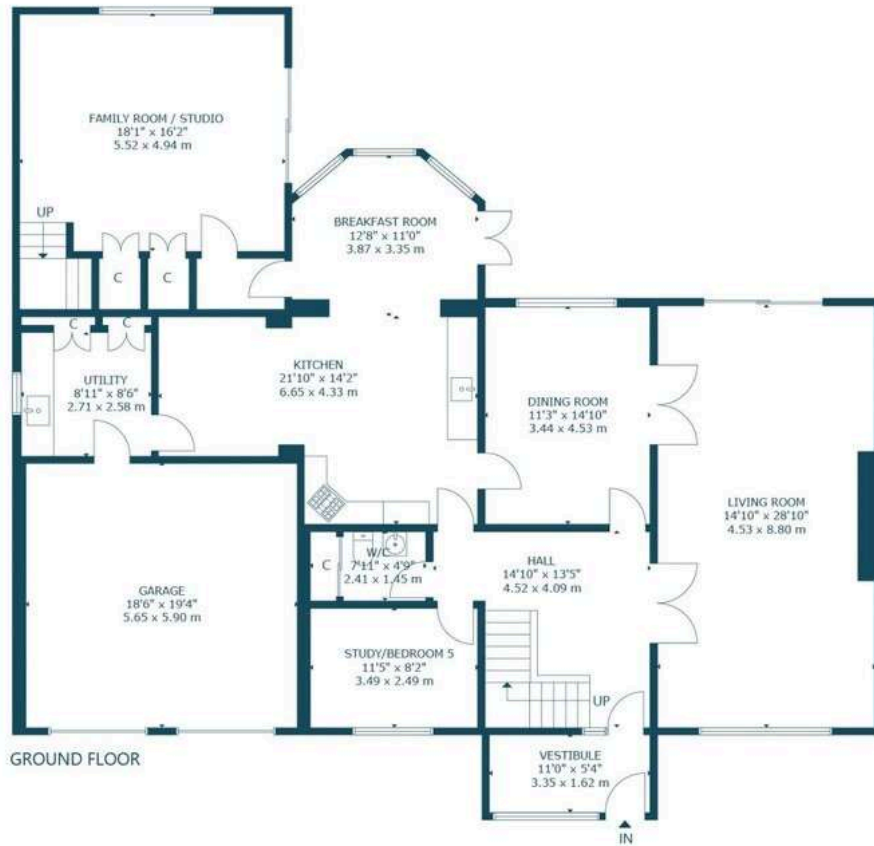
The property is situated to the south of the city in the Fairmilehead area which is conveniently located with easy access to the city bypass and motorway links. The popular shopping area of Morningside and Bruntsfield along with Straiton retail park are easily accessible and there are several supermarkets 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 summer house 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 FLOOR AREA 3,103 SQ FT / 289 SQ M
 GARAGE 359 SQ FT / 33 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.