

24 FROGSTON ROAD WEST

Fairmilehead, Edinburgh, EH10 7AR





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Located at the foot of the majestic Pentland Hills and approximately five miles south of Edinburgh city centre



PROPERTY NAME

24 Frogston Road West

LOCATION

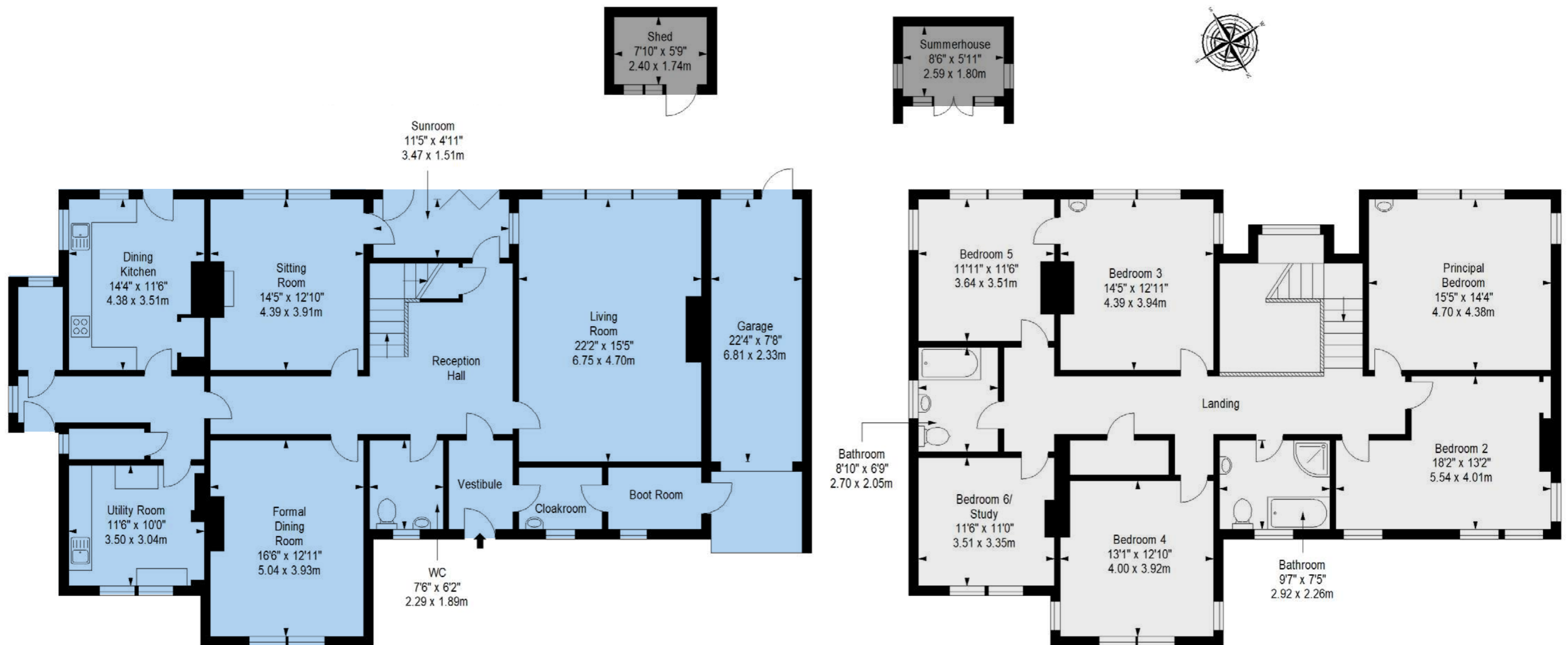
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APPROXIMATE TOTAL AREA:

334.9 sq. metres (3605 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● EXTERNALS

The floorplan is for illustrative purposes.
All sizes are approximate.





Welcome to 24 FROGSTON ROAD WEST

With a substantial floorplan covering 3,605 square feet, this rarely available detached house is an exceptionally large residence for luxury lifestyles, offering an abundance of space with four reception rooms and six double bedrooms, as well as stunning private gardens and generous parking.

GENERAL FEATURES

An exceptionally large detached house
Impressive floorplan covering 3,605 sq. feet
Desirable setting in exclusive Fairmilehead
Expansive accommodation with period details
Spectacular garden views to the Pentland Hills
EPC Rating - E | Council Tax band - H

ACCOMMODATION FEATURES

Vestibule with a cloakroom and boot room
Reception hall with storage and a WC
Expansive living room with an open fireplace
Formal dining room with a feature fireplace
Sitting room with a southwest-facing aspect
Sunroom with bi-folding doors to the garden
Dual-aspect dining kitchen with garden access
Dual-aspect utility room for discreet laundry
Rear hall with generous built-in storage
Naturally-lit galleried landing with storage
Six double bedrooms offering versatility
Three-piece bathroom with overhead shower
Second bathroom with a four-piece suite

EXTERIOR FEATURES

Landscaped and neatly maintained front garden
Stunning rear garden with a suntrap aspect
Gated driveway and attached single garage

EXPANSIVE ACCOMMODATION WITH PERIOD DETAILS

This significant detached house is an exclusive traditional residence with lots of charm and character, and an incredible amount of space. The family home enjoys sympathetic interiors and a host of period features, benefitting from generously proportioned rooms that are bright and airy and enhanced by high ceilings. The property boasts four reception rooms, six double bedrooms, and three washrooms, providing substantial accommodation and ample private parking. Furthermore, it has breathtaking views of the Pentland Hills and an outstanding rear garden with a suntrap aspect. Situated in highly sought-after Fairmilehead, this amazing home also enjoys a prestigious setting on the outskirts of Edinburgh, yet still within easy reach of the city centre, amenities, transport links, and highly-regarded schooling, as well as the capital's picturesque green belt.



THE ENTRANCE

The magnificent frontage of the home hints at the wealth of accommodation therein. The front door opens to a vestibule, with a cloakroom and separate boot room on the right and a reception hall directly ahead. The cloakroom also has a washbasin and the boot room provides alternate access to outside, whilst the reception hall catches the eye with its crisp white décor, varnished wooden floorboards, and traditional staircase. It is an exceptional welcome that provides a mere taste of the space to follow.



EXPANSIVE RECEPTION ROOMS

with breathtaking views

With four reception areas, homeowners have a room for all occasions – all of which are finished with elegant styling and neutral decoration. There is an expansive, light-filled living room with a beautiful (working) open fireplace; there is a large formal dining room for entertaining, which benefits from a feature fireplace; and there is a charming sitting room (with a brick-framed fireplace) providing a relaxed ambience for unwinding. There is also a sunroom with bi-folding glazed doors to the rear garden. Positioned to make the most of the Pentland Hills panorama, the southwest-facing living room, sunroom, and sitting room all enjoy the most spectacular views to admire as well.



Sitting room with a southwest-facing aspect



EXPANSIVE LIVING ROOM WITH AN OPEN FIREPLACE





A generously appointed **DINING KITCHEN**

Enjoying those impressive views of the Pentland Hills and direct access to the rear garden, the dual-aspect dining kitchen is ideal for summer socialising. It accommodates a table and chairs for family meals, and is generously appointed with base and wall-mounted cabinets and sweeping worksurfaces. White splashback tiles and a range of integrated and freestanding appliances complete the space. A dual-aspect utility room provides a discreet setting for laundry and room for further freestanding appliances.



BEDROOMS



All the space and versatility for large families

With six double bedrooms, this luxury home offers all the space and versatility large families could ask for. Each room benefits from sympathetic décor (textured by a picture rail) and a bright and airy ambience. Most of the bedrooms are enhanced by dual-aspect windows and those to the southwest-facing rear of the property boast awe-inspiring garden views, stretching to the Pentland Hills. The large principal and third bedrooms also come equipped with handy washbasins, both providing generous floorspace for a varied assortment of furnishings (much like bedrooms two and the triple-aspect fourth bedroom). Bedroom five has stripped wooden floorboards, whilst the remaining bedrooms are carpeted. The sixth bedroom is currently organised as an office for working from home.





TWO BATHROOMS AND A SEPARATE WC



The home's two bathrooms are both on the first floor. One features a combination of light décor and quality tile work, coming equipped with a three-piece suite and overhead shower. The other has tongue and groove panelling and a four-piece suite, including a toilet, pedestal washbasin, double-ended bathtub, and quadrant shower. On the ground floor, there is also a convenient WC just off the reception hall.

Extras: integrated oven and five-burner gas hob to be included in the sale. A tall fridge, tall freezer, dishwasher, and washing machine may be available by separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

GARDEN & PARKING



An astounding rear garden with a suntrap aspect



The property is enveloped by carefully maintained gardens to the front and rear, both of which are fully enclosed for the safety of all family members, including free-roaming pets. The front garden features a sweep of lawn and monoblock paving framed by mature trees for privacy. The southwest-facing rear garden is simply astounding. It boasts a generous patio area for alfresco dining in the sun, with steps leading down to a vast stretch of lawn, bordered by leafy greens and established hedgerows. Backed by the Pentland Hills panorama, it is perfect for summer soirees and large social gatherings. A summerhouse, a shed, and a pond add the finishing touches. To the front, a gated (monoblock) driveway and an attached single garage offer secure off-street parking for at least three cars.

The southwest-facing rear garden is Backed by the Pentland Hills panorama



FAIRMILEHEAD, EDINBURGH

Located at the foot of the majestic
Pentland Hills



Located at the foot of the majestic Pentland Hills and approximately five miles south of Edinburgh city centre, the popular residential area of Fairmilehead offers tranquil suburban living within easy reach of Edinburgh's major business hubs, amenities and attractions. Situated adjacent to the sought-after green belt, Fairmilehead is ideal for outdoor enthusiasts with access to a wide selection of pursuits including walking, cycling and dry-slope skiing in the Pentland Hills; golfing at Swanston, Mortonhall and Braid Hills golf courses; and full equestrian activities at Mortonhall.



Fairmilehead enjoys a good range of local amenities and supermarkets, while more extensive shopping and leisure facilities can be found at Straiton Retail Park just a short drive away. Nearby Morningside boasts a vibrant high street brimming with independent retailers, thriving cafes and eateries. Fairmilehead is ideally situated for access to some of Edinburgh's finest independent schools including George Watson's College and George Heriot's School. The area also falls within the catchment area for highly regarded state schools. Fairmilehead enjoys excellent public transport links into the city centre and beyond. It is also conveniently situated for access to the City Bypass, Edinburgh Airport, the M8/M9 and the Queensferry Crossing.





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