

ALLINGHAM&CO

traditional values | modern practice

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espc

27 Frogston Terrace, Edinburgh, EH10 7AE
2 RECEPTIONS | 3 BEDROOMS | 1 BATHROOM | EPC: D

Location

This three bedroomed, detached house is situated in Fairmilehead, a highly popular residential area, around 3 miles to the South of the City Centre. Its proximity to the by-pass makes it ideal for the commuter with speedy access to the motorway network, Edinburgh Airport, Queensferry Crossing and Fife. There are regular bus services to and from the City Centre.

The area has excellent local shopping facilities and amenities with both small shops and a variety of supermarkets nearby. A short drive away is Morningside, a vibrant high street brimming with independent retailers, thriving cafes and eateries, and a Waitrose supermarket and M & S Foodhall.

Leisure facilities are plentiful with an excellent choice of parks, numerous golf courses and the Braid Hills, Pentland Hills and Hillend Ski Centre all close by. The neighbouring Braid Burn Valley Park and Hermitage of Braid are ideal spots for quiet woodland walks.

There are highly respected schools available in the area from nursery to senior level in both public and private sectors. Napier University campuses at Craiglockhart and Merchiston are also close by.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance porch leading to internal hallway

Bright living room with French doors leading to rear patio

Dining room

Kitchen with built in hob & oven, dishwasher and washing machine: these items are believed to be in good working order though their condition is not warranted

Downstairs cloakroom with wash basin and WC

3 bedrooms, all with lovely open outlook

Family bathroom with bath, wash basin and WC

Additional features

Gas central heating

Landscaped gardens to front and rear

Detached single garage

Driveway

Views to the Pentland Hills

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.



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ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

