

COULTERS[©]

4 FROGSTON TERRACE

FAIRMILEHEAD, EDINBURGH, EH10 7AD

 5 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Offering outstanding views of The Pentland Hills, this superb, five bedroom detached property occupies a highly desirable plot on a peaceful and well-kept street within Fairmilehead. Set back behind a beautifully kept front garden and bordered by lush greenery to the rear, the property benefits from the utmost privacy. As the plot extends to approximately 730sqm, if desired by the new owner, there is excellent scope for extensions to suit different requirements and styles of living.

The accommodation on offer is incredibly versatile with the layout on the ground floor comprising: entrance hall; incredibly spacious, dual-aspect sitting room and dining room with floor to ceiling picture window and bi-fold dividing doors; fitted kitchen with integrated appliances and direct garden access; study/fifth bedroom and WC. Upstairs, the principal bedroom is quietly positioned to the rear and has fitted wardrobes. Accessed from the large second bedroom/family room, is a balcony with the most stunning outlook towards The Pentlands. With plenty room for furniture, the balcony is a fantastic feature of this home and allows owners space to relax or entertain whilst enjoying the unobstructed views. There are two further double bedrooms available and a family bathroom.

KEY FEATURES



Wonderful detached home on desirable plot



Stunning views of The Pentland Hills



Beautiful wraparound gardens



Double garage and driveway



Excellent neighbourhood with transport links nearby



Lovely Pentland Hills walks close by



The property has more than ample storage options which include an attic. Central heating is operated by a gas boiler and the property is fitted with double glazing.

The wraparound garden grounds are incredibly special and beautifully maintained, comprising of neat lawns, mature, well-stocked borders and a variety of trees.

There is a double garage with power which provides excellent storage or potential for conversion subject to the necessary consents. The large, gated driveway to front is capable of accommodating multiple vehicles.





THE LOCAL AREA

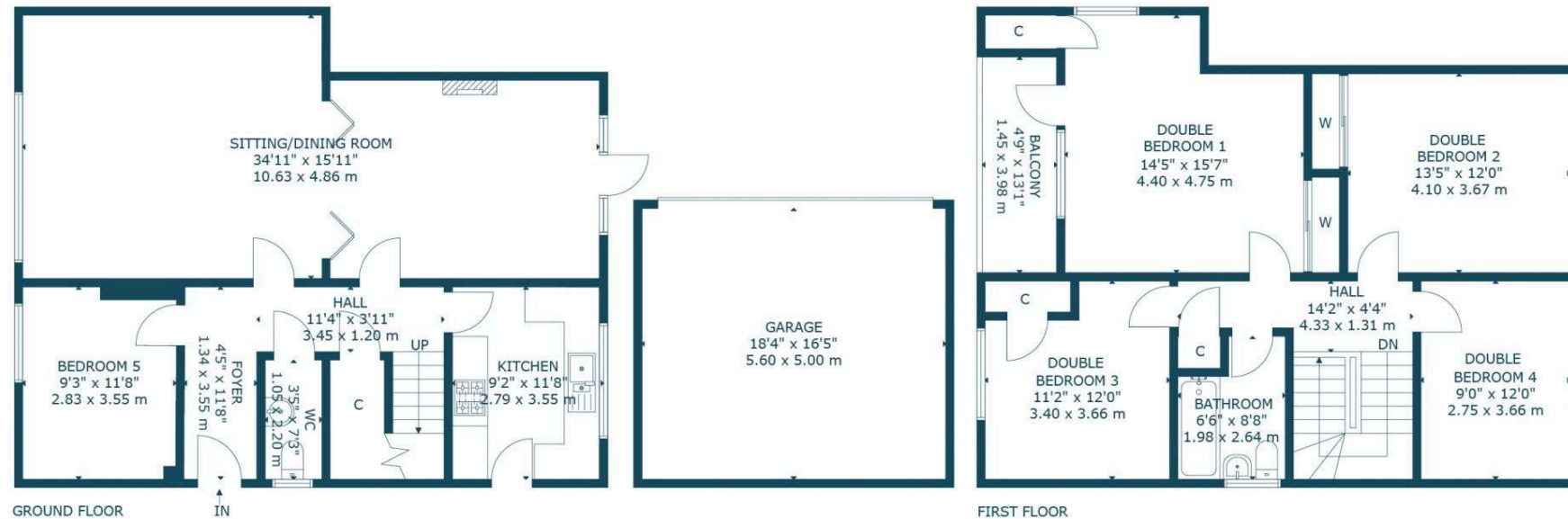
The property is situated to the south of the city in the Fairmilehead area which is conveniently located with easy access to the city bypass and motorway links. The popular shopping areas of Morningside and Bruntsfield along with Straiton retail park are easily accessible and there are several supermarkets 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 Midlothian Snowsports Centre, 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 and airport are available nearby.

EXTRAS

All blinds, curtains, light fittings, fitted flooring, white goods and garden furniture 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 1,773 SQ FT / 165 SQ M
GARAGE 301 SQ FT / 28 SQ M, BALCONY 59 SQ FT / 5 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.