



9 Frogston Road East
Mortonhall, Edinburgh, EH17 8AB



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9

Frogston Road East

Superb 3/4 bedroom detached family home with delightful south-facing private garden & tandem garage

- Sitting room overlooking the garden
- Dining room/Family room/Bedroom 4
- Kitchen/breakfast room
- 3 double bedrooms
- Family Bathroom
- Great potential
- Popular & convenient location
- Beautiful south-facing rear garden
- Tandem garage & on street parking
- Gas central heating & double glazing



Offers Over : £485,000

Home Report: £500,000

EPC Rating: E

Council Tax: G

Tenure: Freehold

About The Property

This is a wonderful opportunity to acquire a superb 3/4 bedroom detached family home in the desirable residential area of Mortonhall on a generous corner plot. The property lies within easy access of a variety of amenities within the local area. A particular selling point is the beautiful south-facing rear garden that is fully enclosed and has a fantastic raised decked area ideal for al fresco entertaining. A large tandem garage is also part of the sale with access to the side and from the garden. The interior of the property is bright and generously proportioned throughout and offers ideal family accommodation. There is also great potential to extend the existing accommodation by extending to the rear or converting the attic (subject to consents).

Extras

All fitted carpets, curtains (excluding the curtains in double bedroom 1 and the dining/family room), curtain poles, blinds, light fittings, hob, oven, extractor hood, combination microwave, fridge/freezer, dishwasher and garden shed are included in the sale price.

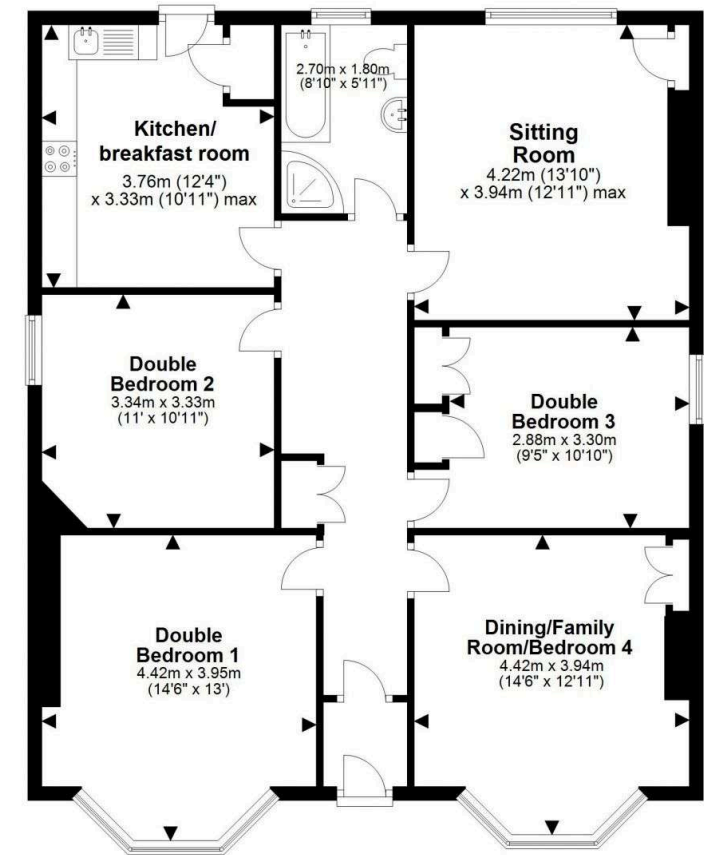
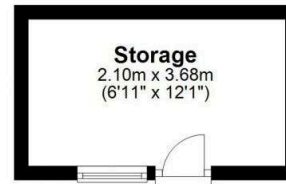
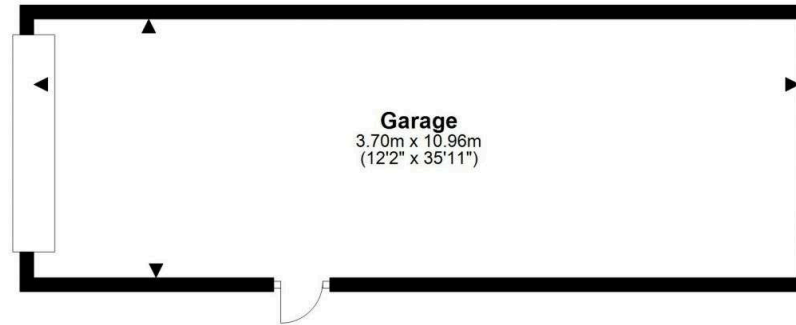






Location

The popular residential area of Mortonhall lies to the south of Edinburgh's city centre. There is a good choice of shopping outlets on hand, with further amenities available at Cameron Toll Shopping Centre, Straiton Retail Park and Fort Kinnaird. Delightful walks can be enjoyed at Blackford Hill, the Braid Hills, the Pentlands and Hillend Ski Centre are also close by. The efficient public transport network provides an easy commute into the city centre and surrounding areas while the City Bypass and main motorway networks are close by providing access to Edinburgh International Airport and beyond. The Royal Infirmary is also just a short drive. The property lies within close walking distance of the new Frogston Primary School.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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