

# ALLINGHAM&CO

traditional values | modern practice

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espc

22 Winton Gardens, EDINBURGH, EH10 7ET  
2 RECEPTIONS | 3 BEDROOMS | 1 BATHROOM | EPC: D

This is a lovely spacious detached family home in the sought after residential area of Fairmilehead.

It has stunning open views towards the Pentland Hills and benefits from gas central heating and double glazing.

About four miles to the South of the City Centre, Fairmilehead is a highly popular residential area. 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 and also a service running to the Airport.

The area has good 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. Straiton Retail Park and Ikea are also within easy reach.

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. There are highly respected schools available in the area from nursery to senior level in both public and private sectors

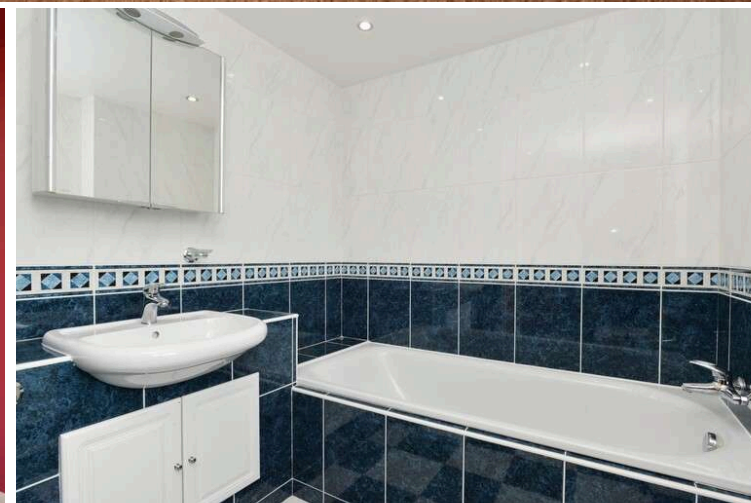
#### Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

#### Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





## Accommodation

Hall with storage cupboard

Downstairs WC

Bright and spacious south-facing lounge with fireplace and electric fire leading through to a dining area

Study off the lounge with French doors through to the conservatory

Conservatory with tiled floor and ceiling fan and French doors out to the garden

Kitchen with wood-effect base and wall units, stainless steel sink, gas hob, extractor fan, double oven, fridge, washing machine and tumble dryer. These items are believed to be in good working order though their condition is not warranted.

3 double bedrooms with wardrobes

Fully tiled bathroom with white suite comprising bath, WC, wash-hand basin and separate shower cubicle chrome heated towel rail

Enclosed rear garden mainly laid to lawn, patio, shed and path to single garage

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## ALLINGHAM & CO OFFICES

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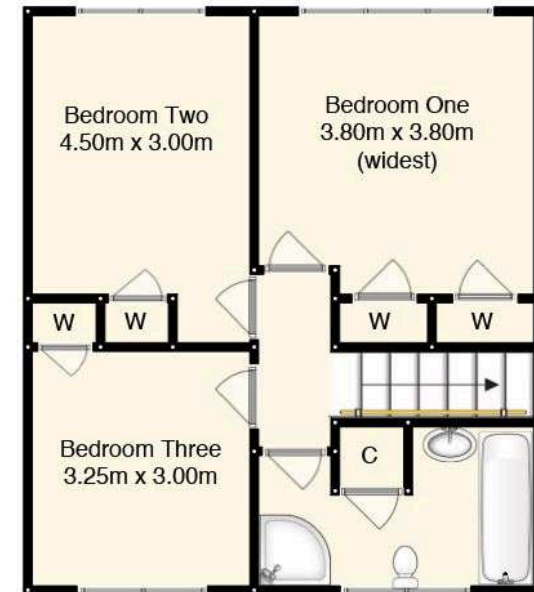
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

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



Approx  
117.5m<sup>2</sup>

