



25 Frogston Terrace, Fairmilehead
Edinburgh, EH10 7AE





CONNELL & CONNELL^{WS}
SOLICITORS AND ESTATE AGENTS









Spacious detached villa situated in Fairmilehead, a highly popular residential area, in the South side of the City.

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, with 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 nearby.

Internally the property would now benefit from modernisation and upgrading but has great potential to create a lovely family home. The property benefits from gas central heating, double glazing and good storage facilities.





PROPERTY DETAILS

- Entrance Porch and Hallway with two built in cupboards. Staircase to upper floor.
- Bright and spacious Sitting Room with windows to the rear that overlook the garden and offer scenic views of the Pentland Hills. The sitting room is connected to the large dining room with folding doors allowing the rooms to be used independently or opened up to create one large continuous room ideal for entertaining.
- Large Dining Room with window to rear. Space for good sized dining table and chairs. French door to garden.
- Fitted Kitchen with matching wall and base units. Ample work surfaces with stainless steel sink with drainer. The kitchen appliances are included in the sale, their condition is not warranted. Door to garden.
- Sitting Room 2 with window to rear overlooking garden.
- Double Bedroom with window to front. Built-in desk. Shelving.
- Shower Room with shower enclosure. Frosted window to front.
- WC with two-piece suite comprising wash hand basin and WC. Mirror.

Upper Floor

- Landing with attic access hatch leading to a large, partially floored, attic. Built in cupboard.
- Main Bedroom with windows to rear with open outlook to the Pentland Hills. Built in wardrobe.
- Double Bedroom with window to rear again with open outlook to the Pentland Hills. Built in wardrobe.
- Double Bedroom with window to front. Large built-in wardrobe.
- Further Double Bedroom with window to front. Built in wardrobes housing water tank.
- Family Bathroom with three-piece suite comprising bath, wash hand basin and WC. Frosted window to front.



Viewing by appointment on 0131 524 3800









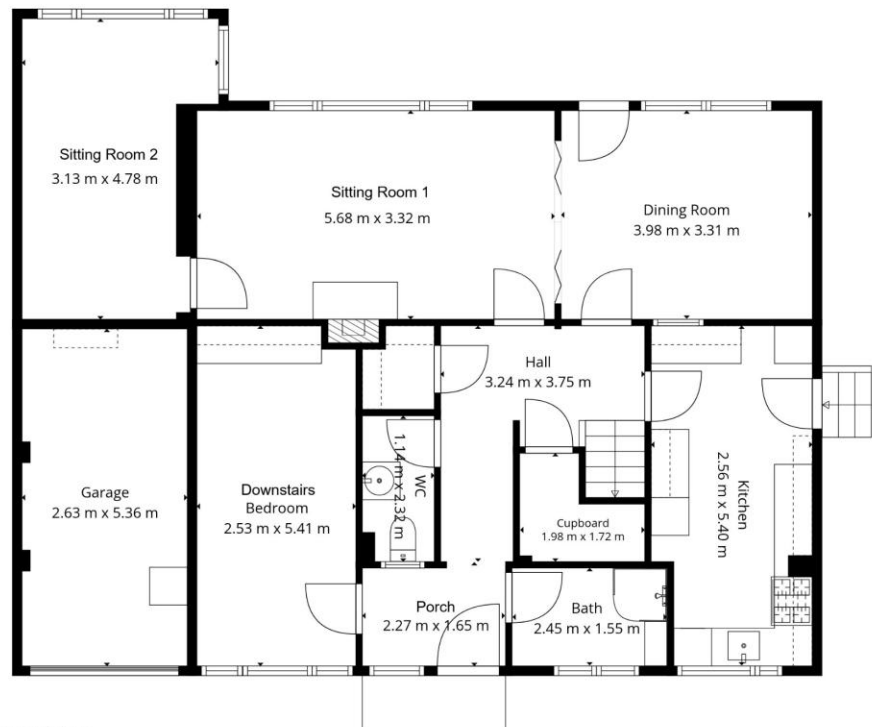
EXTERNAL

A driveway provides off street parking and leads to a large single garage with up and over door, power and light.

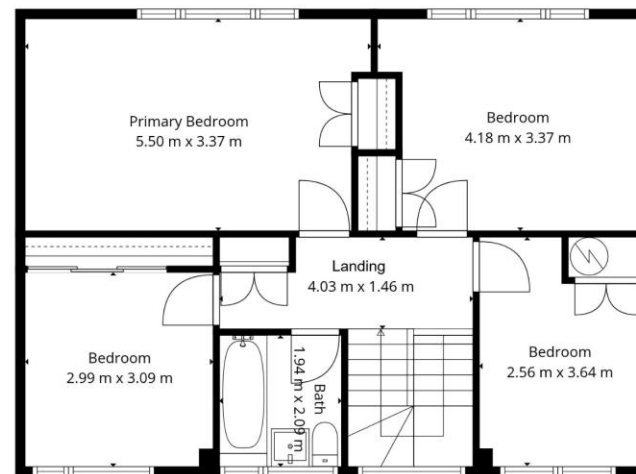
The front garden features a lawn bordered by a lovely array of plants and shrubs.

The rear garden also features a good-sized lawn bordered by a beautiful selection of plants, shrubs and fruit bearing trees. The garden shed is included in the sale together with the greenhouse.

- Energy Efficiency Rating - D
- Council Tax Band - G



Ground Floor



1st Floor

TOTAL: 170 m2

Ground floor: 100 m2, 1st floor: 70 m2

EXCLUDED AREAS: GARAGE: 14 m2, WALLS: 13 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

