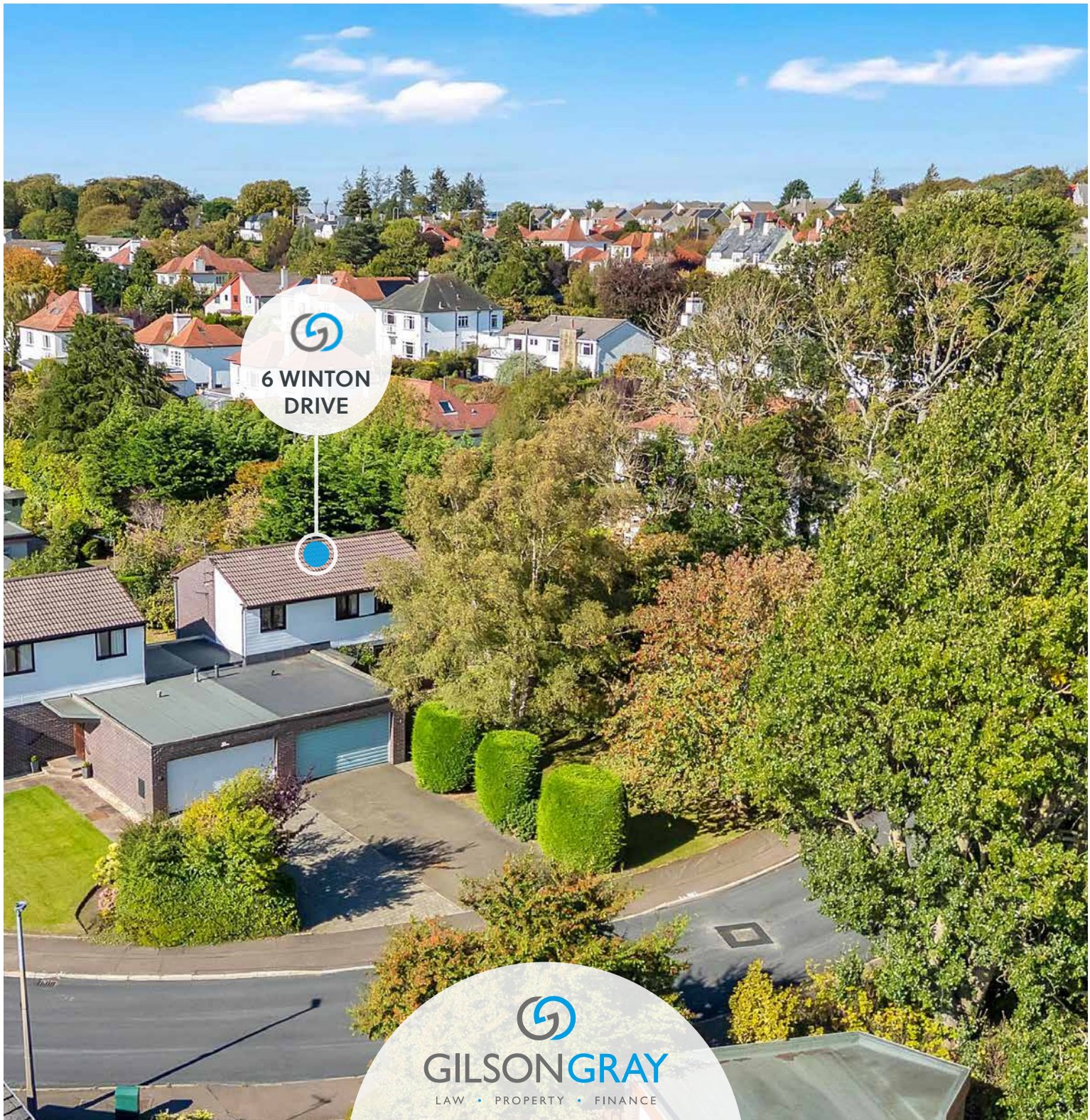


6 WINTON DRIVE

Fairmilehead, Edinburgh, EH10 7ES



Wonderful views towards the nearby Pentland Hills



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34 Fairmilehead, Edinburgh

Located at the foot of the majestic Pentland Hills and approximately five miles south of Edinburgh city centre

PROPERTY NAME

6 Winton Drive

LOCATION

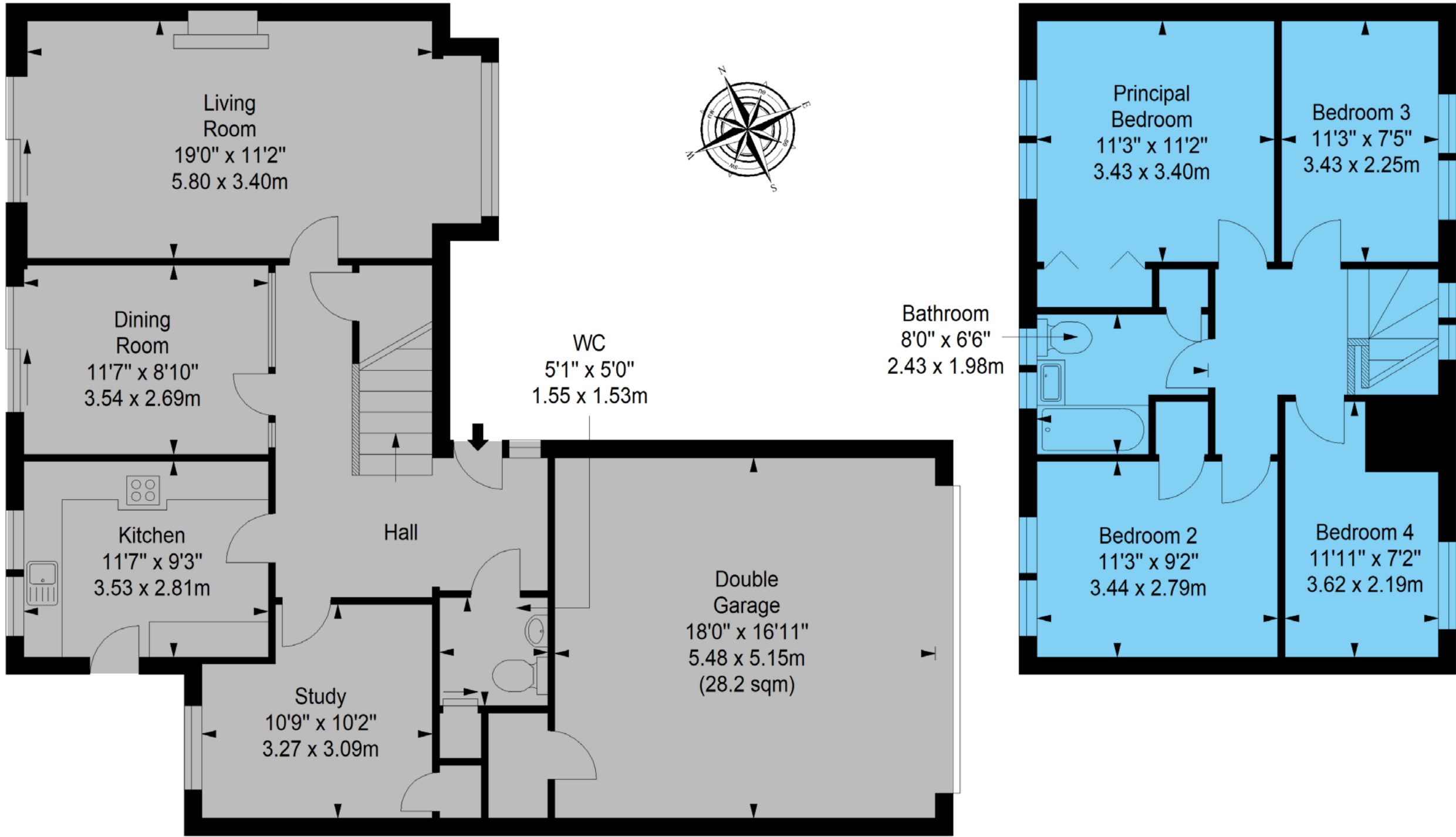
Fairmilehead, Edinburgh, EH10 7ES

GROUND-FLOOR FIRST-FLOOR

APPROXIMATE TOTAL AREA:

120.5 sq. metres (1297.1 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.



Desirable Fairmilehead setting ON EDINBURGH'S SOUTHERN GREEN FRINGES



This link-detached four-bedroom family home sits amidst mature front and enclosed rear gardens, with wonderful views of the nearby Pentland Hills. The spacious and practical interiors include two reception rooms, a versatile study, a bathroom, and a ground-floor WC. In addition to a desirable suburban location, the property further benefits from ample private parking, including a double garage.

GENERAL FEATURES

Desirable Fairmilehead setting on Edinburgh's southern green fringes
Link-detached four-bedroom family home with flexible, well-proportioned accommodation
Light-filled interiors with scope for cosmetic modernisation
Wonderful views towards the nearby Pentland Hills
Convenient access to excellent schools, the city centre, and Edinburgh City Bypass
EPC Rating - D | Council Tax band - G

ACCOMMODATION FEATURES

Bright entrance hall with under-stairs storage and WC cloakroom
Generous dual-aspect living room with garden access and gas fire
Separate dining room with garden access
Versatile study, playroom, or snug with built-in storage and garden views
Well-appointed kitchen with garden access
Integrated gas hob, eye-level double oven, dishwasher, and washing machine
Principal double bedroom with mirrored fitted wardrobes and Pentland Hill views
Two further double bedrooms and a spacious single bedroom
First-floor bathroom with bath and overhead shower
Useful attic storage accessed from the landing

EXTERIOR FEATURES

Mature front garden with lawn, established trees, and leafy planting
Enclosed west-facing rear garden with lawn and scenic Pentland Hill views
Feature pond, raised vegetable beds, and paved dining terrace
Private driveway and attached double garage

SPACIOUS FAMILY HOME

with a leafy setting and picturesque views



Inviting ENTRANCE

The bright, airy ambience is immediately apparent as you step into the entrance hall, which provides the practicality of under-stairs storage.



GENEROUS SPACE

for relaxation, dining, and home working





Ensuring easy indoor-outdoor living, the two principal reception rooms both feature sliding glazed doors onto the west-facing rear garden. Enhancing natural light further, the dining room boasts glazed internal windows to the hall, whilst the living room is dual-aspect with an expansive picture window framing leafy front garden views. Bringing a homely warmth to this generous sitting area is a gas fire set within an elegant timber fireplace with a marble inset.

The third ground-floor reception space benefits from built-in storage and a floor-length window providing ample natural light and tranquil garden views. It is an ideal study, playroom, or snug.



BRIGHT KITCHEN

opening onto the garden





The kitchen enjoys views and access onto the rear garden. It is tastefully appointed with wood-toned cabinetry and generous downlit workspace. Neatly integrated appliances include a gas hob, an eye-level double oven, a dishwasher, and a washing machine.

Integrated gas hob, eye-level double oven, dishwasher, & washing machine

Four SPACIOUS bedrooms



Reached via a naturally lit first-floor landing, the four bedrooms include three doubles and a large single bedroom. The principal bedroom features mirrored fitted wardrobes and enjoys views towards the Pentland Hills, a wonderfully scenic outlook shared with Bedroom 2.

A useful attic is accessible via a hatch on the landing.





PRINCIPAL DOUBLE BEDROOM

with mirrored fitted wardrobes and Pentland Hill views





The entrance hall provides a WC cloakroom, ideal for guest use, whilst the bathroom is located on the first floor. The bright bathroom comes equipped with a WC suite, a bath with overhead shower, and wall-mounted vanity storage.

Extras: All fitted flooring, light fixtures, appliances, and window coverings are included in the sale.

FAMILY BATHROOM

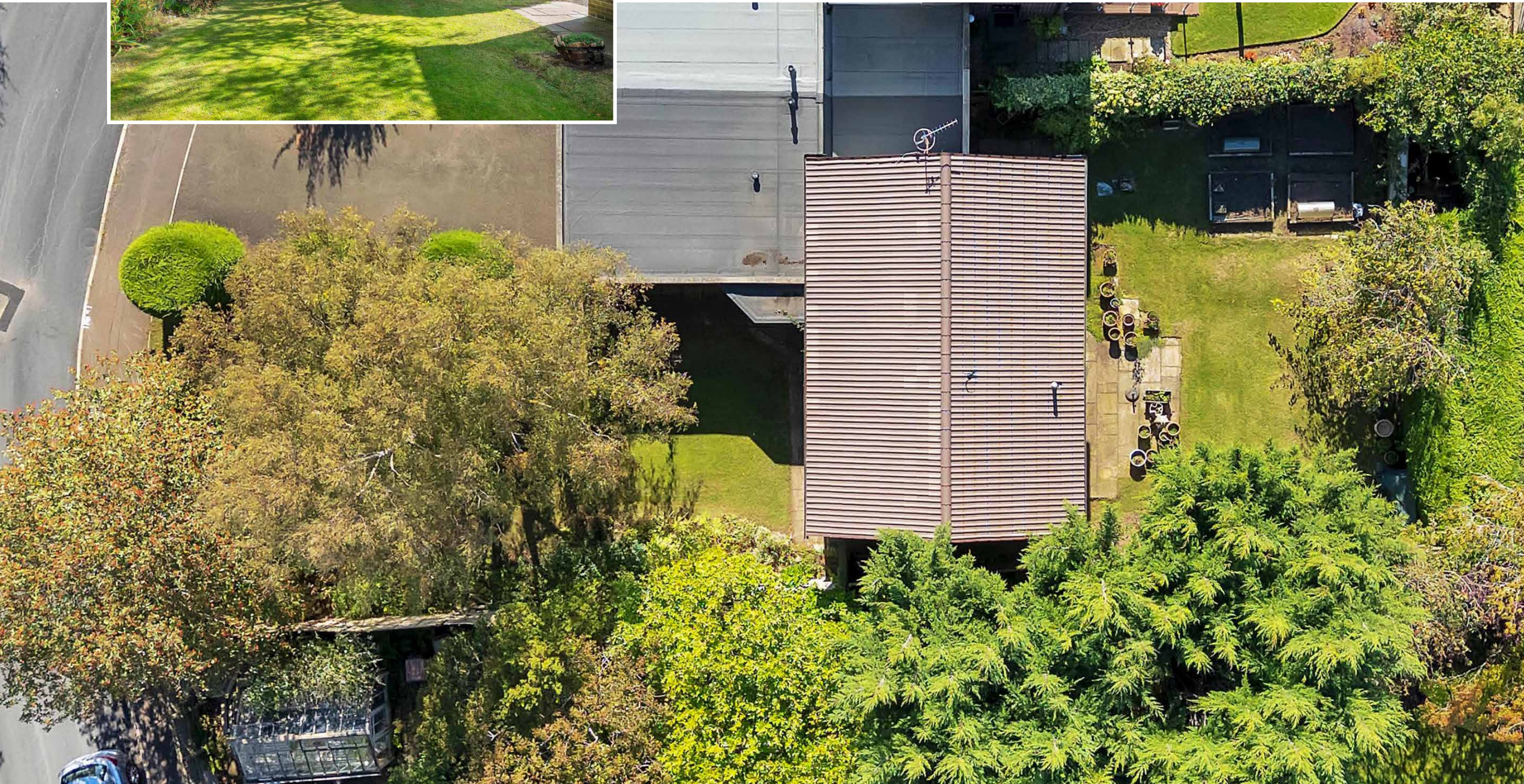
& ground-floor WC





Attractive established GARDENS

The front and rear gardens feature neat lawns, mature trees, and leafy borders, creating a lovely sense of privacy.



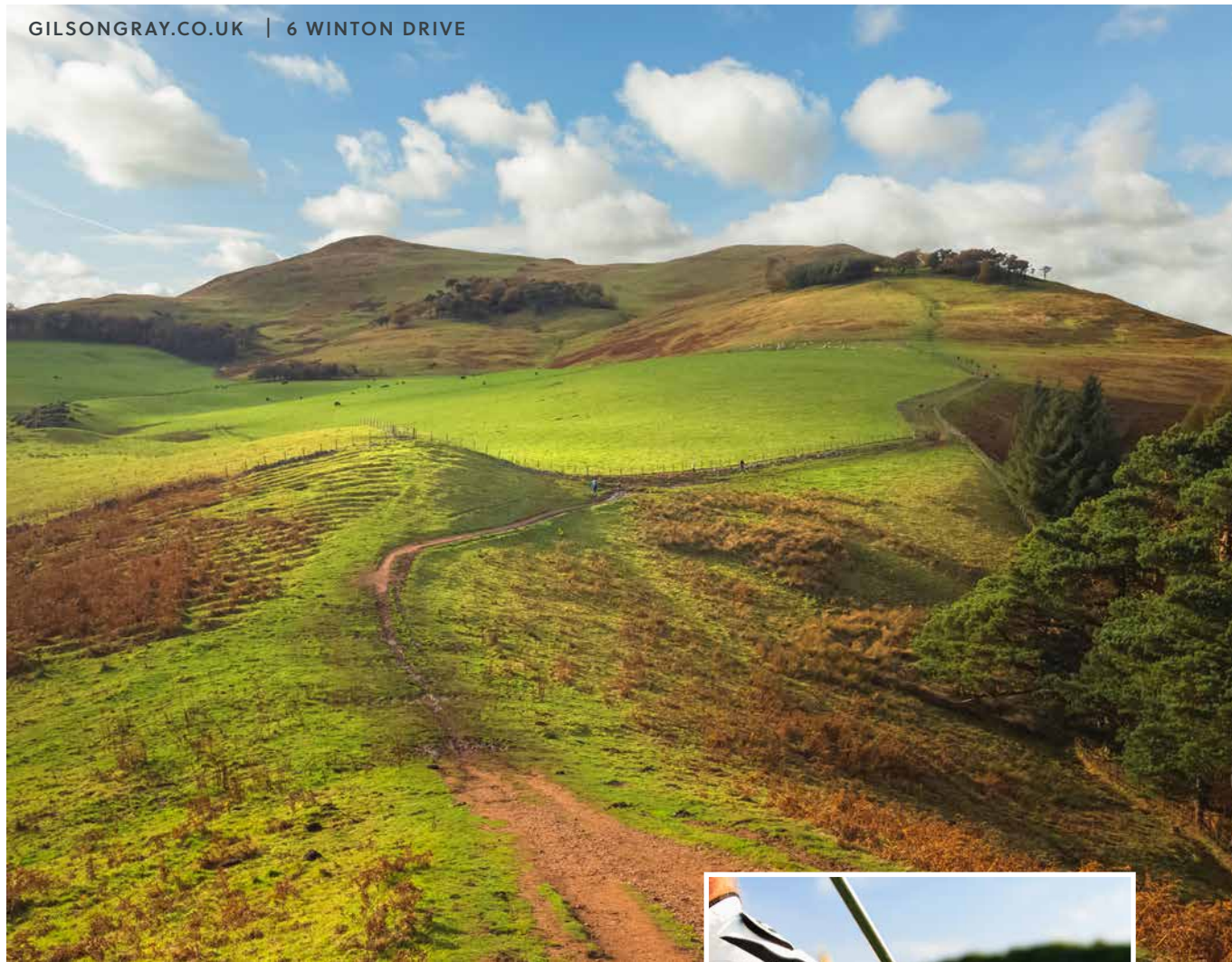


The enclosed rear garden faces west with Pentland Hill views, a feature pond, raised vegetable beds, and a dining terrace.

A front driveway and attached double garage provide ample parking and valuable additional storage.







Fairmilehead EDINBURGH

Located at the foot of the majestic Pentland Hills and approximately five miles south of Edinburgh city centre, the popular residential area of Fairmilehead offers tranquil suburban living within easy reach of Edinburgh's major business hubs, amenities and attractions.

Situated adjacent to the sought-after green belt, Fairmilehead is ideal for outdoor enthusiasts with access to a wide selection of pursuits including walking, cycling and dry-slope skiing in the Pentland Hills; golfing at Swanston, Mortonhall and Braid Hills golf courses; and full equestrian activities at Mortonhall.

Fairmilehead enjoys a good range of local amenities and supermarkets, while more extensive shopping and

leisure facilities can be found at Straiton Retail Park just a short drive away. Nearby Morningside boasts a vibrant high street brimming with independent retailers, thriving cafes and eateries.

Fairmilehead is ideally situated for access to some of Edinburgh's finest independent schools including George Watson's College and George Heriot's School. The area also falls within the catchment area for highly regarded state schools. Fairmilehead enjoys excellent public transport links into the city centre and beyond. It is also conveniently situated for access to the City Bypass, Edinburgh Airport, the M8/M9 and the Queensferry Crossing.





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