

5 Frogston Terrace

FAIRMILEHEAD, EDINBURGH, EH10 7AD



*RARELY AVAILABLE DETACHED
BUNGALOW IN FAIRMILEHEAD*



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McEwan Fraser Legal is delighted to present this rarely available detached bungalow, set on a substantial and enviable plot within the highly sought-after residential district of Fairmilehead, Edinburgh. Perfectly positioned for convenient access to Edinburgh City Centre, excellent local amenities, reputable schooling, and nearby green spaces, this exceptional property represents a superb opportunity for those seeking a spacious and versatile family home in a prime location.

The accommodation is generously proportioned throughout and offers flexible living ideal for modern family life. A welcoming reception hallway provides useful built-in storage and access to the attic space. A convenient cloakroom/WC is located off the hallway.

The Property

The bright and spacious living room features a focal point gas fire and flows through to a conservatory, which enjoys a pleasant outlook over the rear garden and provides an ideal additional sitting or dining area. A separate formal dining room offers further versatility and is perfectly suited for entertaining or family use.









Dining Room





The breakfasting kitchen is fitted with a range of wall and base units together with integrated appliances, and offers ample space for informal dining.







There are four well-proportioned double bedrooms, three of which benefit from fitted wardrobe storage, providing excellent practicality. The accommodation is completed by a contemporary shower room.





Bedroom 2





Bedroom 3





Bedroom 4







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Conservatory
3.89 x 3.79m
12'9" x 12'5"

Living Room
4.26 x 8.81m
14'0" x 28'11"

Garage
5.75 x 5.75m
18'10" x 18'10"

Dining Room
5.07 x 2.56m
16'8" x 8'5"

Bedroom
3.00 x 2.58m
9'10" x 8'6"

Bedroom
4.26 x 3.80m
14'0" x 12'6"

Kitchen
3.64 x 5.11m
11'11" x 16'9"

WC

Bedroom
3.40 x 2.92m
11'2" x 9'7"

Shower Room

Bedroom
4.26 x 3.85m
14'0" x 12'8"

Gross internal floor area (m²): 163m²

EPC Rating: D



Externally, the property is further enhanced by outstanding outdoor space. A mono-blocked driveway provides off-street parking and leads to a detached double garage located to the rear. The property benefits from a generous private front garden, while to the rear lies an extensive west-facing garden, enjoying excellent afternoon and evening sun along with a high degree of privacy.

For extra warmth and comfort, the property includes gas central heating and double glazing. Unrestricted on-street parking is also available.

The property also offers excellent potential for extension or redevelopment, subject to the usual planning consents, providing an exciting opportunity for purchasers to tailor the home to their own requirements.

This is a rare opportunity to acquire a substantial detached bungalow in one of Edinburgh's most desirable residential locations, offering space, flexibility, and significant long-term potential.



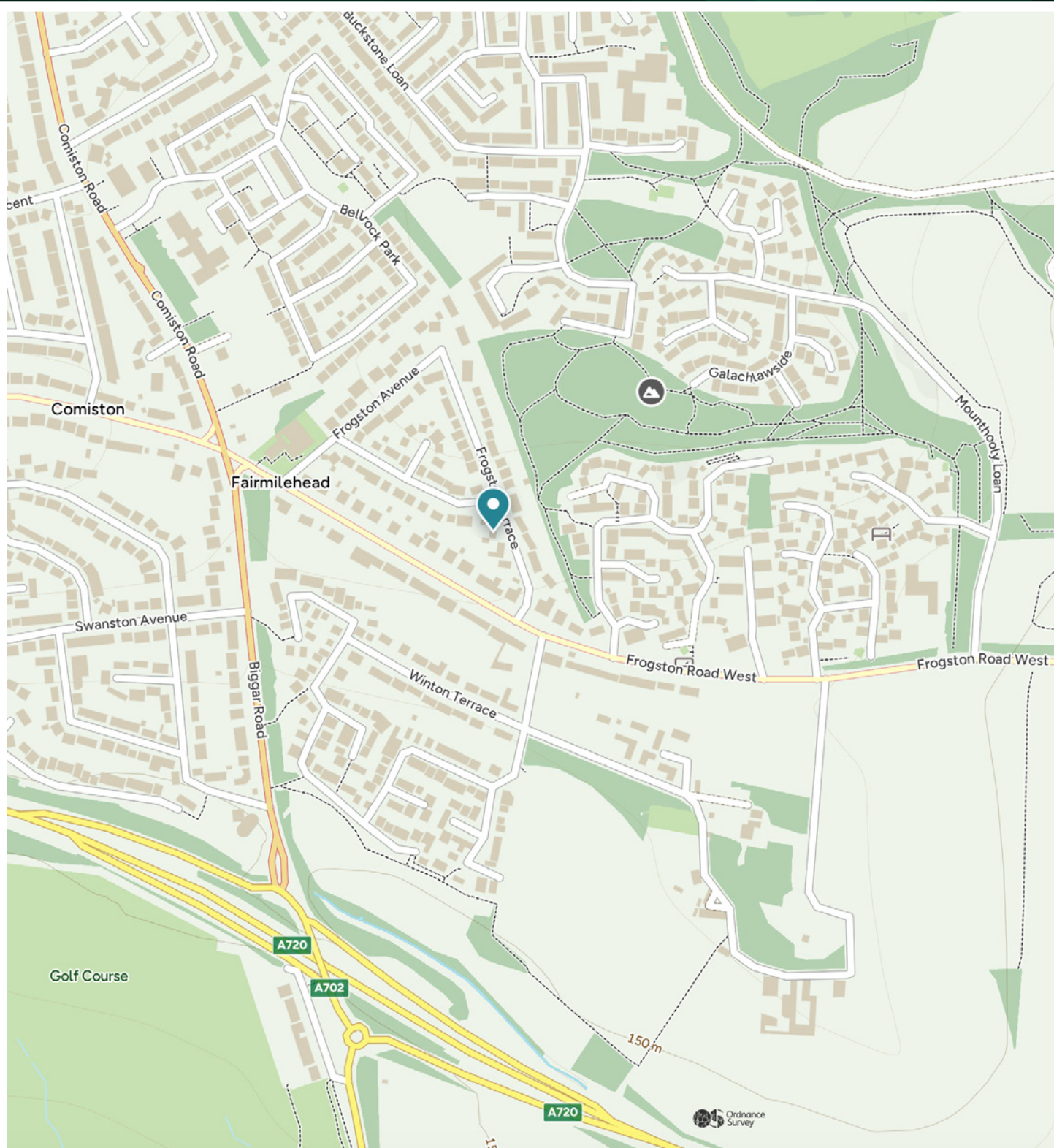


HILLEND SPORTS CENTRE

Frogston Terrace is situated in the highly regarded residential district of Fairmilehead on Edinburgh's southern edge. The area offers a peaceful suburban setting, a mix of modern and traditional housing, and immediate proximity to open countryside, making it popular with families and professionals. The neighbourhood is known for its community feel and leafy surroundings. The property falls within the catchment area for Pentland Primary and Firrhill High Schools, and is ideally located for independent schools including George Watson's College and Merchiston Castle School. Local amenities include a Sainsbury's supermarket and convenience stores, with more extensive retail at Morningside and Straiton Retail Park.

Recreational opportunities are excellent, with direct access to the Pentland Hills Regional Park, local parks, golf courses, and leisure facilities. Public transport is well provided by regular bus services to the city centre, while the Edinburgh City Bypass offers convenient links to the motorway network, Edinburgh Airport, and central Scotland. Overall, this is a highly desirable location combining a tranquil, family-friendly environment with outstanding schooling, amenities, and access to both the city centre and surrounding countryside.

The Location



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