

# 11 FROGSTON TERRACE

FAIRMILEHEAD, EDINBURGH, EH10 7AE

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*Welcome to a luxurious three/four-bedroom detached house which occupies a significant corner plot and covers 2,301 square feet, providing an abundance of space and high-end accommodation, as well as substantial wraparound gardens and generous private parking.*



CULLERTON'S



# CULLERTON'S

## WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

### AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



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ESTATE AGENCY  
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2021-2022

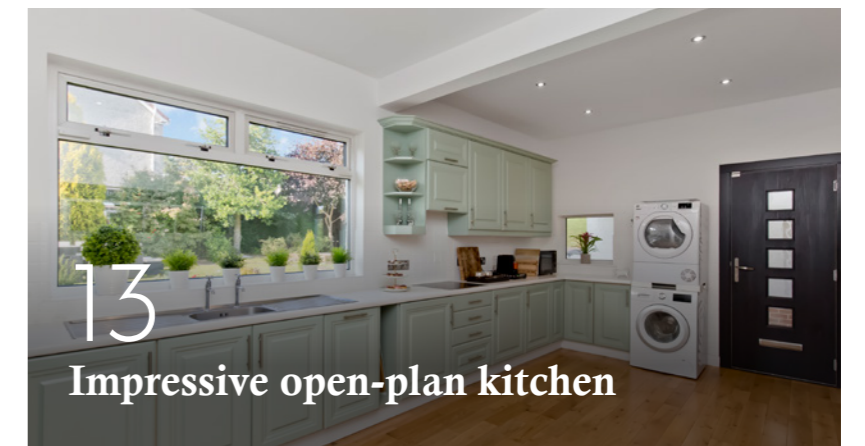
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*A luxurious detached house within a significant corner plot*

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**Impressive open-plan kitchen**



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**Spacious, versatile bedrooms**

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## Property Name

11 Frogston Terrace

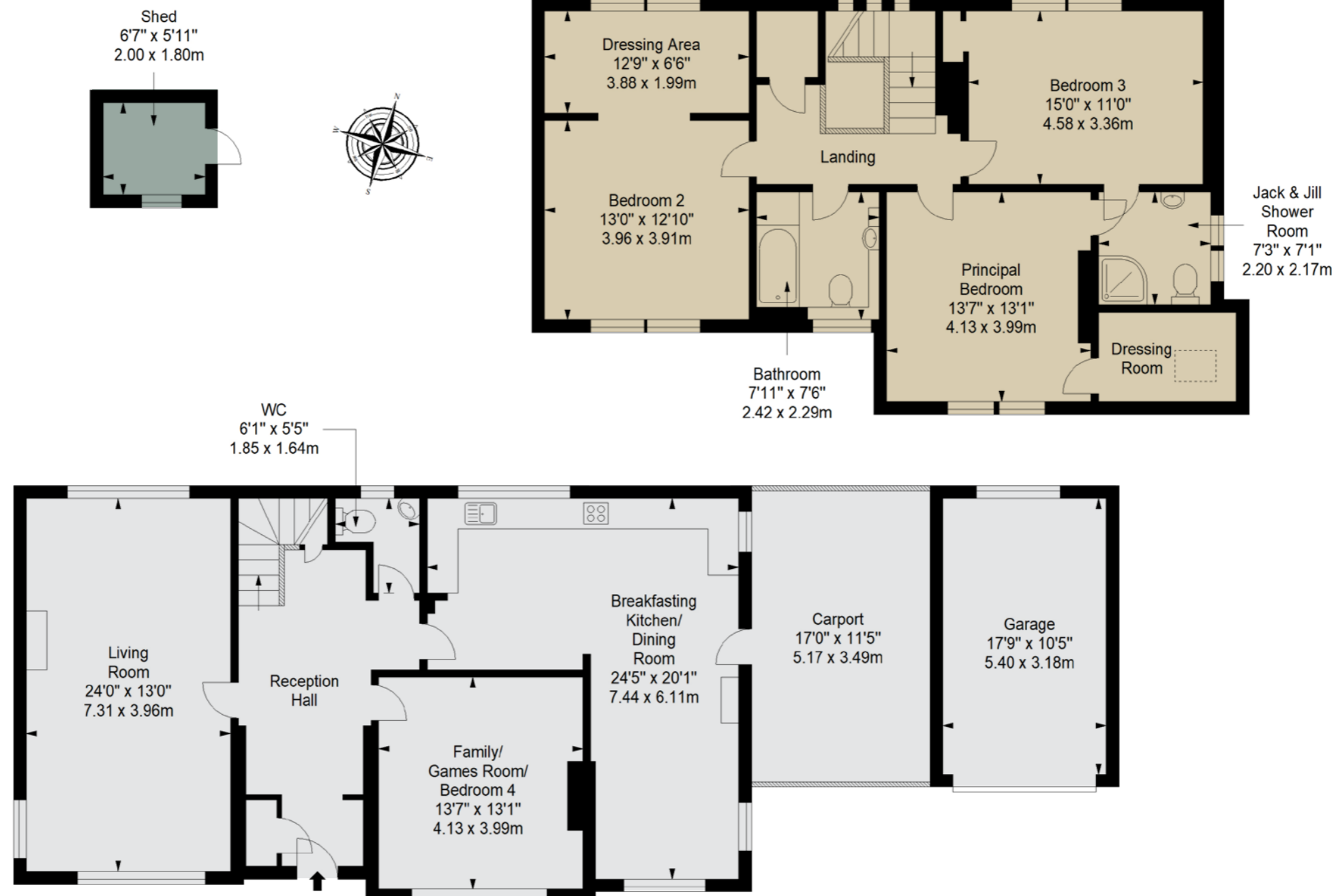
## Location

Edinburgh, EH10 7AE

Approximate total area:

213.8 sq. metres (2301.4 sq. feet)

 - Ground Floor  - First Floor  - Externals





  
11 Frogston  
Terrace

This exclusive detached house is a rarely available three/four-bedroom family home that is presented in walk-in condition, with modern neutral interiors and generous living accommodation. The southeast-facing property offers a high degree of versatility and it has a host of desirable features, meeting all the demands of modern family lifestyles. It includes a very well-appointed open-plan kitchen and dining room, private dressing areas, and three quality washrooms. In addition, it has private parking for multiple cars and an outstanding amount of garden space. Furthermore, the home forms part of a much sought-after development in Fairmilehead, which offers a picturesque setting close the Pentland Hills and surrounding countryside, with Edinburgh city centre still easily accessible. Viewing is essential to truly appreciate the scope of this magnificent property.

## GENERAL FEATURES

- A luxurious detached house covering 2,301 square ft.
- Occupies a significant corner plot in Fairmilehead
- Part of an exclusive and sought-after development
- Presented in walk-in condition with neutral interiors
- Inspiring views of the Pentland Hills from upper floor
- Home Report value - £825,000
- EPC Rating - C

## ACCOMMODATION FEATURES

- Immaculate reception hall with storage and a WC
- Triple-aspect living room with an open fireplace
- Large, open-plan breakfasting kitchen/dining room
- Brightly lit landing with airing cupboard and attic access
- Three large double bedrooms (two with dressing areas)
- Versatile family/games room/fourth double bedroom
- Quality family bathroom with an overhead shower
- Convenient Jack-and-Jill en-suite shower room
- Gas central heating and double-glazed windows
- Solar-panelled roof for greater efficiency

## EXTERNAL FEATURES

- Substantial, landscaped wraparound gardens
- A double driveway, a single garage, and a carport

# DISCOVER

## A STUNNING FAMILY HOME

*With its beautiful façade, this executive house impresses from the outset.*

Moving inside, the interiors fulfil the promise, with an immaculate reception hall framed by a characterful archway. It offers built-in storage and a WC, as well as a wonderful introduction.



# AN EXPANSIVE LIVING SPACE

*to meet the needs of families*

Spanning the entire depth of the property, the living room has expansive dimensions to meet all the needs of families. It is enhanced by a pristine neutral backdrop and soft carpeting, and enjoys triple-aspect windows ensuring a light-filled ambience throughout the whole day. An open fireplace frames the room, providing a focal point for cosy winter evenings. Furthermore, there is a spacious family/games room to the southeast-facing front, which provides additional living space and fantastic scope for creative use.





# KITCHEN & DINING ROOM

*Impressive open-plan layout*

The breakfasting kitchen and dining room share an impressive open-plan layout, incorporating triple-aspect windows and lots of floorspace for a family-sized table and additional comfy seating. It continues the neutral decoration and the hall's solid oak floor, which adds a warm glow to the interior. The kitchen area complements the look, with a very generous range of cabinets and extensive workspace space – perfect for storing and housing a wide range of goods. An electric hob, concealed extractor, double oven, and dishwasher come integrated, alongside room for additional freestanding appliances.



GENEROUS RANGE  
OF CABINETS &  
EXTENSIVE  
WORKSURFACES







# FAMILY GAMES ROOM

*for additional living space & fantastic scope  
for creative use*



The three main bedrooms are on the first floor, off a brightly lit landing which has an airing cupboard and attic access via a drop-down ladder – perfect for additional storage. Each bedroom is a large double that mirrors the aesthetic of the living area, providing a desirable blank canvas. The principal bedroom and dual-aspect second bedroom both enjoy stunning views of the Pentland Hills, in addition to private dressing areas with wardrobe fixtures. The third bedroom has a shelved recess for display items. For larger families, the family/games room can be used as a fourth double bedroom, providing homeowners with lots of flexibility to suit their changing needs.



# THE BEDROOMS

*Spacious, versatile, and comfortable*

*The principal bedroom and dual aspect second bedroom both enjoy stunning views of the Pentland Hills*



# A QUALITY BATHROOM, EN-SUITE, AND WC



In addition to the ground-floor WC, the property has a first-floor family bathroom and a Jack-and-Jill en-suite shower room. Enveloped in sandy-hued tiles, the bathroom features a bath with an overhead shower, alongside a hidden-cistern toilet and storage-set washbasin joined via a generous countertop. Meanwhile, the en-suite is connected to the principal and third bedrooms, providing additional convenience.



# GARDEN & PARKING

*A wealth of outdoor space*

**T**hanks to its large corner plot, this family home boasts a substantial amount of outdoor space, which is carefully landscaped and beautifully maintained. Wrapping around the entire property, these gardens capture lots of daily sun, proving well-suited for all family members with swathes of manicured lawn and neat paving and patio areas, delicately framed by mature plants and shrubbery. Established hedgerows surrounding the home also ensure excellent privacy. In addition, there is ample private parking via a monoblock double driveway, a single garage, and a carport with useful access into the kitchen.

Extras: All fitted floor and window coverings, light fittings and integrated kitchen appliances are included in the sale (the fridge/freezer, washing machine and tumble drier are not included).







# FAIRMILEHEAD

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. A highly sought after residential area, which offers proximity to Edinburgh's 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.



## SCHOOLS

State Schools: Pentland Primary School, Firrhill High School, St Peter's RC Primary School, St Thomas of Aquin's RC High School

Independent Schools: George Watson's College, George Heriot's School

## CULTURE

Summerhall, King's Theatre, Dominion Cinema, The Queen's Hall, Usher Hall

## UNIVERSITY

University of Edinburgh, Edinburgh Napier University

# #1

A HIGHLY SOUGHT-AFTER RESIDENTIAL AREA, WHICH OFFERS PROXIMITY TO EDINBURGH'S GREEN BELT AND THE PENTLAND HILLS

## LOCATION



4.6 miles from Princes Street

## TRANSPORT



Bus – 4, 11, 15, 101, 101A, 400 Skylink

Train Station – Waverley (5.6 miles), Haymarket (4.4 miles)

Airport – Edinburgh International (9.1 miles)



## SPORTS

Midlothian Snowsports Centre, Eden Rock Climbing Centre, Braid Hills Golf Course, Swanston Golf Club, Warrender Swim Centre

## PARKS

The Pentland Hills, Hermitage of Braid and Blackford Hill Nature Reserve, The Meadows, Holyrood Park

## FOOD & DRINK

Local restaurants and eateries, Straiton Retail Park



## MARK CULLERTON

### THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

### CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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### THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



### GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

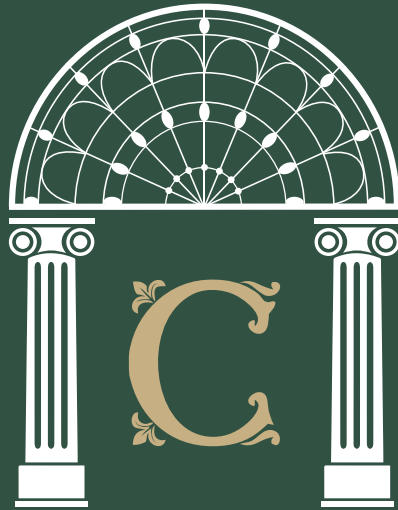
We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

### OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.





# CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

[WWW.CULLERTONSPROPERTY.CO.UK](http://WWW.CULLERTONSPROPERTY.CO.UK)

[INFO@CULLERTONSPROPERTY.CO.UK](mailto:INFO@CULLERTONSPROPERTY.CO.UK)



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**SCOTLAND  
PRESTIGE AWARDS**

ESTATE AGENCY  
OF THE YEAR

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## DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.