

Watermans Legal
Solicitors and Estate Agents
5-10 Dock Place
Leith, EH6 6LU

0131 467 5566
www.watermanslegal.co.uk



 3 |  3 |  1 | Council Tax Band: F | EPC Band: D | Total Area: 157 m²



32 Winton Grove
Fairmilehead, Edinburgh, EH10 7AS



THE PROPERTY

Quietly situated at the end of a cul-de-sac in the popular residential area of Fairmilehead to the south of Edinburgh, this impressive, detached property features three double bedrooms, three reception rooms, a generously sized garden, a private driveway, and a garage. With its spacious accommodation and desirable location, the house (although requiring a modernising touch) has excellent potential and is within easy reach of numerous local amenities.

The front door of this attractive family home opens into a welcoming hallway with a useful under-stair storage cupboard. To the right is an inviting living room with a characterful circular window and a cosy living flame gas fire. Double doors lead off the living room into a sizeable study, which could also be used as a breakfast room. To the rear of the property lies an elegant dining room for dinner parties and sociable family meals. Glazed sliding doors provide access from the dining room to the sunroom, which is bright and comfortable, offering delightful views over the rear garden. The kitchen also overlooks the garden, with views to the Pentlands and beyond, and is well-equipped with an oven and gas hob, an under-counter washing machine, a fridge/freezer, and a dishwasher. Completing the downstairs accommodation is a convenient WC. The upper floor houses three well-proportioned double bedrooms, all of which feature generous built-in storage cupboards. The two largest bedrooms, one with dual-aspect windows, also offer far-reaching southerly views to the Pentlands and towards East Lothian. Finally, a spacious four-piece family bathroom comprises a bath, a WC, a washbasin set into storage, and a separate shower cubicle. Double glazing and gas central heating ensure the property is warm and welcoming throughout the year.

Externally, there are mature, well-tended gardens to the front and rear, with a blend of lawn, herbaceous beds, and shrubberies. There are also two sheds and a greenhouse included. The family home benefits from a private driveway, as well as a detached single garage.

NB: The property has plenty of scope for alteration to more open plan living and/or extension to a four plus bedroom property subject to the correct permissions.

Extras: All fitted floor coverings, window coverings, and light fittings are to be included in the sale, along with the oven and hob, washing machine, dishwasher, fridge/freezer, the two sheds, and a greenhouse.



FEATURES

- Impressive detached property
- Sought-after residential area
- Peacefully set at the end of a cul-de-sac
- Far-reaching southerly views
- Welcoming hallway with storage
- Spacious living room with gas fire
- Elegant dining room
- Bright sunroom
- Modern fitted kitchen
- Study/breakfast room
- Downstairs WC
- Three double bedrooms
- Four-piece family bathroom
- Good-size attic for extra storage
- Well-tended gardens to the front & rear
- Private driveway & single garage
- Gas central heating & double glazing

VIEWING: By appointment call 0131 467 5566 to arrange.

HOME REPORT VALUE : £460,000









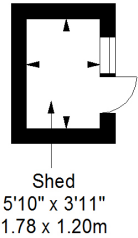


FAIRMILEHEAD, EDINBURGH

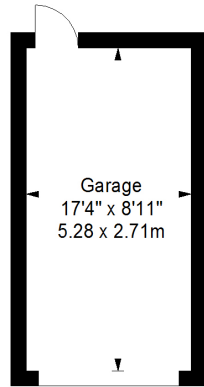
Located at the foot of the majestic Pentland Hills and approximately five miles south of Edinburgh city centre, the popular residential area of Fairmilehead offers tranquil suburban living within easy reach of Edinburgh's major business hubs, amenities and attractions. Situated adjacent to the sought-after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

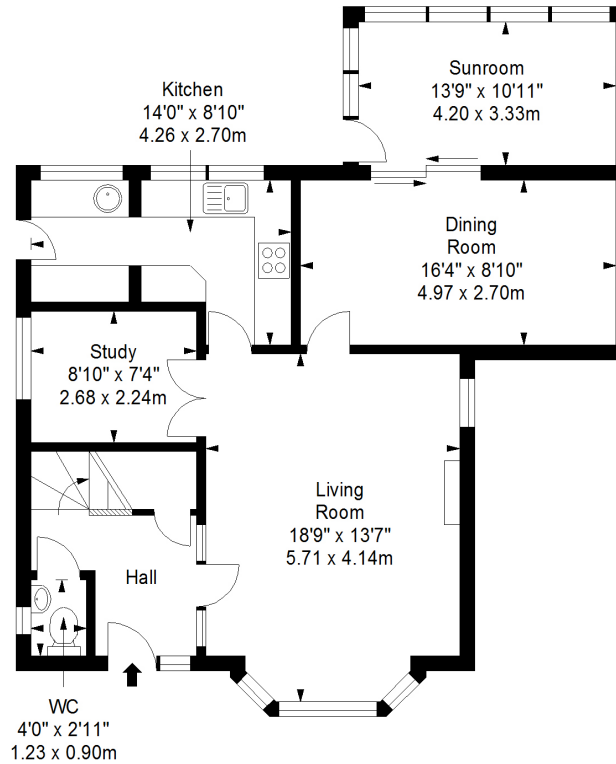
Shed
Approx. 2.1 sq. metres (22.6 sq. feet)



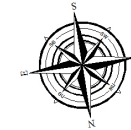
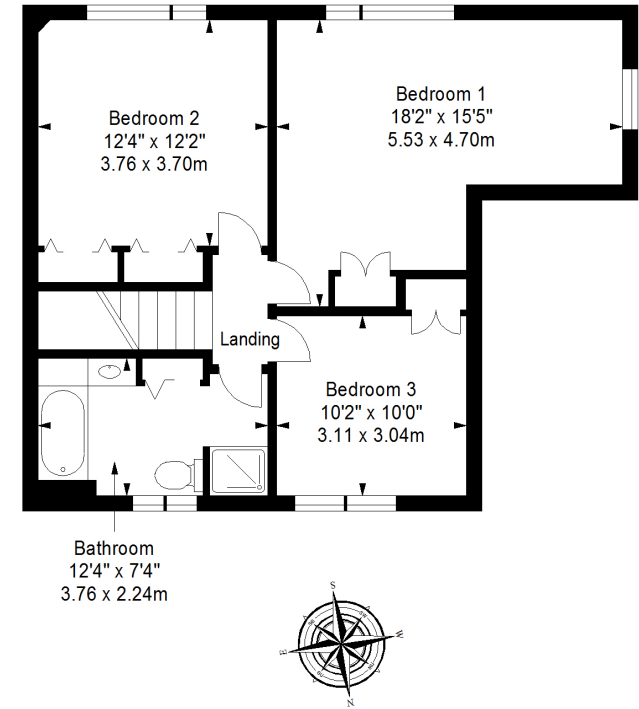
Garage
Approx. 14.3 sq. metres (153.9 sq. feet)



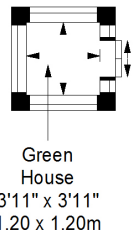
Ground Floor
Approx. 74.2 sq. metres (798.7 sq. feet)



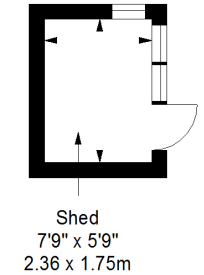
First Floor
Approx. 61.5 sq. metres (662.0 sq. feet)



Green House
Approx. 1.4 sq. metres (15.1 sq. feet)



Shed
Approx. 4.1 sq. metres (44.1 sq. feet)



Total area: approx. 157.6 sq. metres (1696.4 sq. feet)

0131 467 5566

www.watermanslegal.co.uk



Watermans Legal Solicitors and
Estate Agents 5–10 Dock Place
Leith EH6 6LU
info@watermanslegal.co.uk

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.