

A photograph of a well-maintained garden. In the foreground, a green lawn is dotted with several circular stone stepping stones. To the left, there are various flowering plants and shrubs. In the background, a wooden shed with a grey roof stands on the right, and a house is partially visible behind some trees on the left. The sky is blue with scattered white clouds.

17 Frogston Road East Mortonhall Edinburgh EH17 8AB







Bright and spacious detached bungalow set in a popular and established residential area with good local amenities.

Property Details

- Entrance Vestibule with tiled floor.
- Spacious Hall with attic access hatch with Ramsay ladder to attic room. Wood paneling.
- Bright and spacious Living Room / Bedroom with bay window to front. Feature fireplace with electric fire.
- Family Room with feature brick fireplace housing living flame gas fire. Shelved recess. Door to Sun Room.
- Sun Room with open outlook south over garden. Door to garden.
- Fitted Kitchen with matching wall and base units. Integrated gas hob, electric double oven and hood. Integrated dishwasher and fridge. The washing machine is included in the sale. Ample work surfaces with stainless steel sink with drainer and tiled splash back. Shelved cupboard. Door to porch.
- Porch with door to garden.
- Dining Room with window to side. Serving hatch to kitchen. Space for large dining table and chairs.
- Large Double Bedroom with windows to front. Built in wardrobes with hanging space and shelving. En Suite WC with two-piece suite comprising wash hand basin and WC.



3



1



3



- Second Double Bedroom with window to side.
- Shower Room with frosted window to rear. Mixer shower. White two-piece suite comprising wash hand basin and WC. Two mirrored bathroom cabinets.

UPPER FLOOR

Large floored Attic room with Velux window providing plenty of natural daylight. Access to extensive eaves storage space. Excellent development potential subject to obtaining all necessary planning and consents.

LOCATION

The Cameron Toll Shopping Centre and Morrisons supermarket at Gilmerton are both a short drive away. Further extensive shopping can be found at Straiton Retail Park and Fort Kinnaird Shopping Centre. The property is also within easy commuting distance of the Royal Infirmary. Regular bus services provide good access to the City Centre and beyond and the city bypass can be reached in a few minutes by car which provides easy access to all the major road networks.

Internally the property is in good decorative order and offers bright, spacious and flexible family accommodation although it would now benefit from a degree of modernisation and upgrading. The home also benefits from gas central heating, double glazing and has good storage facilities. The kitchen appliances are included in the sale, other items may be available through separate negotiation. No warranties will be granted in respect of any appliances or systems included in the sale.











EXTERNAL

A gated driveway provides off-street parking and leads to a carport and single garage with up and over, power and light. The front garden features two areas of lawn bordered with a lovely array of established plants, shrubs and trees.

The rear garden is south facing and features a large lawn again bordered with a lovely array of established plants, shrubs and trees. Patio with space for garden furniture.

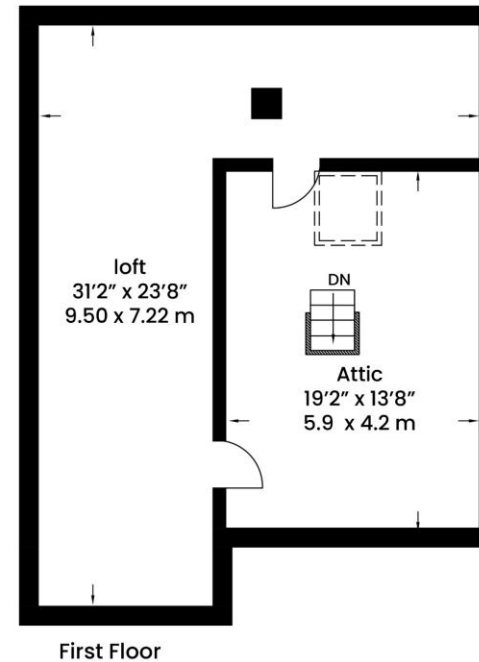
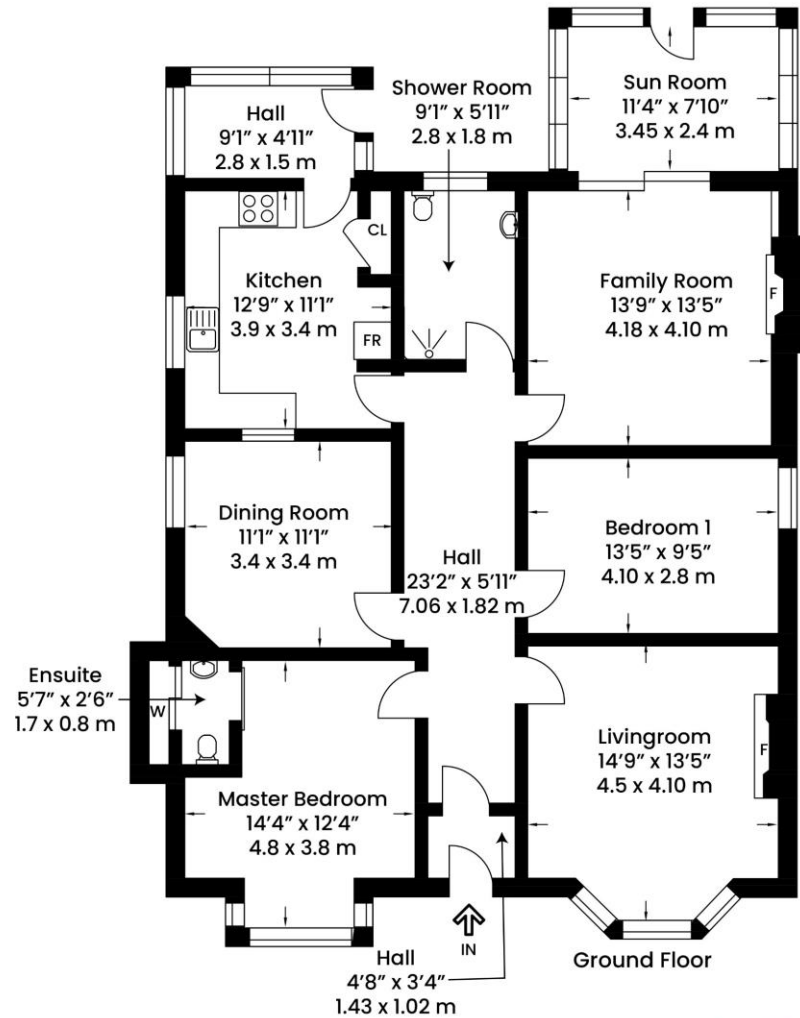
The garden shed and potting shed are included in the sale.



Energy Efficiency Rating: D

Council Tax Band: F





vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025

Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

ESPC
espc.com

CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS