

22 Winton Gardens

Fairmilehead, Edinburgh, EH10 7ET



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Wonderful open views

of the Pentland Hills



This three-bedroom detached house offers an appealing home in Fairmilehead, ideally situated to take advantage of wonderful views encompassing adjacent fields, woodland, and the Pentland Hills. Sure to appeal to a wealth of buyers, the house is situated close to amenities such as shops (there are two supermarkets a short drive away), primary and secondary schools (the catchment schools are both within a 10-minute drive), transport links connecting across the city and further afield, including the City Bypass, and a wealth of green space and leisure facilities, including the Hermitage of Braid and Blackford Hill Local Nature Reserve, the Pentland Hills Regional Park, Midlothian Snowsports Centre, and Swanston Golf Club.

General Features

- Detached house in Fairmilehead
- Well-presented, attractive interiors
- Wonderful open views encompassing the Pentland Hills

Accommodation Features

- Entrance hall with storage and two-piece WC
- Large, sunny dual-aspect living/family room with wonderful views
- Formal dining room
- Versatile conservatory with garden access
- Bright fitted kitchen
- Three double bedrooms with built-in wardrobes/cupboard storage
- Four-piece family bathroom
- Gas central heating and double glazing

Exterior Features

- Neatly maintained front and rear gardens
- Single garage and private driveway



Welcome inside

22 Winton Gardens

Detached house in Fairmilehead, boasting wonderful views of the Pentland Hills and offering well-presented accommodation including three bedrooms, three reception rooms, a kitchen, a bathroom, and a separate WC, plus front and rear gardens, a garage, and a driveway.

A neutrally decorated, carpeted hallway invites you into the home, offering useful built-in under-stair storage and a two-piece WC.

Spacious

living areas with
flexible uses

The home has three spacious and flexible reception areas: a living/family room, a dining room, and a conservatory. The generous open-plan living and family room offers a fabulous space for everyday family life, with ample space for a wealth of lounge and dining furniture, as well as a large nook which could potentially be utilised as a children's playroom area or a study for those who work from home. The room is neutrally decorated, carpeted for comfort, and filled with sunny natural light through dual-aspect windows, one of which frames wonderful open views of the adjacent fields, woodland, and the Pentland Hills.





The adjoining dining room offers the perfect setting for sit-down meals, with space for a four-seater table and additional furniture. Double doors from here lead into a conservatory, providing a versatile third reception area that can be used in a number of ways to suit the new owner and offering garden access.



Well-appointed Cooking zone

The kitchen comes well-appointed with a wide range of attractive wall and base cabinets, spacious worktops, and splashback tiling, with integrated appliances comprising an oven and grill, a gas hob, and an extractor hood. Provision is also made for freestanding and undercounter appliances, of which a fridge and tumble dryer are included. The kitchen also affords convenient external access.



Three comfortable

sleeping areas

The bedrooms are located on the first floor, approached via a staircase and landing. The sleeping areas are all well-proportioned doubles offering plenty of space for freestanding furniture, and all three are accompanied by built-in wardrobes/cupboard storage. The front-facing bedroom further benefits from the same sunny aspect and fantastic open aspect as the living room.



Plenty of space

for freestanding furniture



Wonderful open views encompassing the Pentland Hills



Four-piece family bathroom

Finally, a fully tiled, four-piece family bathroom completes the accommodation on offer, comprising a bathtub, a corner enclosure with a rainfall showerhead and handset, a concealed-cistern WC, and a basin with a mirrored, illuminated vanity cabinet above.

The home is kept warm by gas central heating and benefits from double-glazed windows throughout.



Well-maintained

sun-trap
gardens and
private parking

Externally, the house is perfectly complemented by neatly maintained, sunny front and rear gardens. The former enjoys a sunny aspect and takes full advantage of the home's views, whilst the latter features a neat lawn and a spacious patio for outdoor dining furniture and barbecues. Private parking is provided by a single garage and a driveway.

Extras: All fitted floor coverings, window coverings (including bespoke living room blinds and bespoke blackout blinds in bedrooms 2 and 3), light fittings, integrated kitchen appliances, fridge, and tumble dryer will be included in the sale.

Property Name

22 Winton Gardens

Location

Fairmilehead, Edinburgh, EH10 7ET

Approximate total area:

135.1 sq. metres (1454.2 sq. feet)

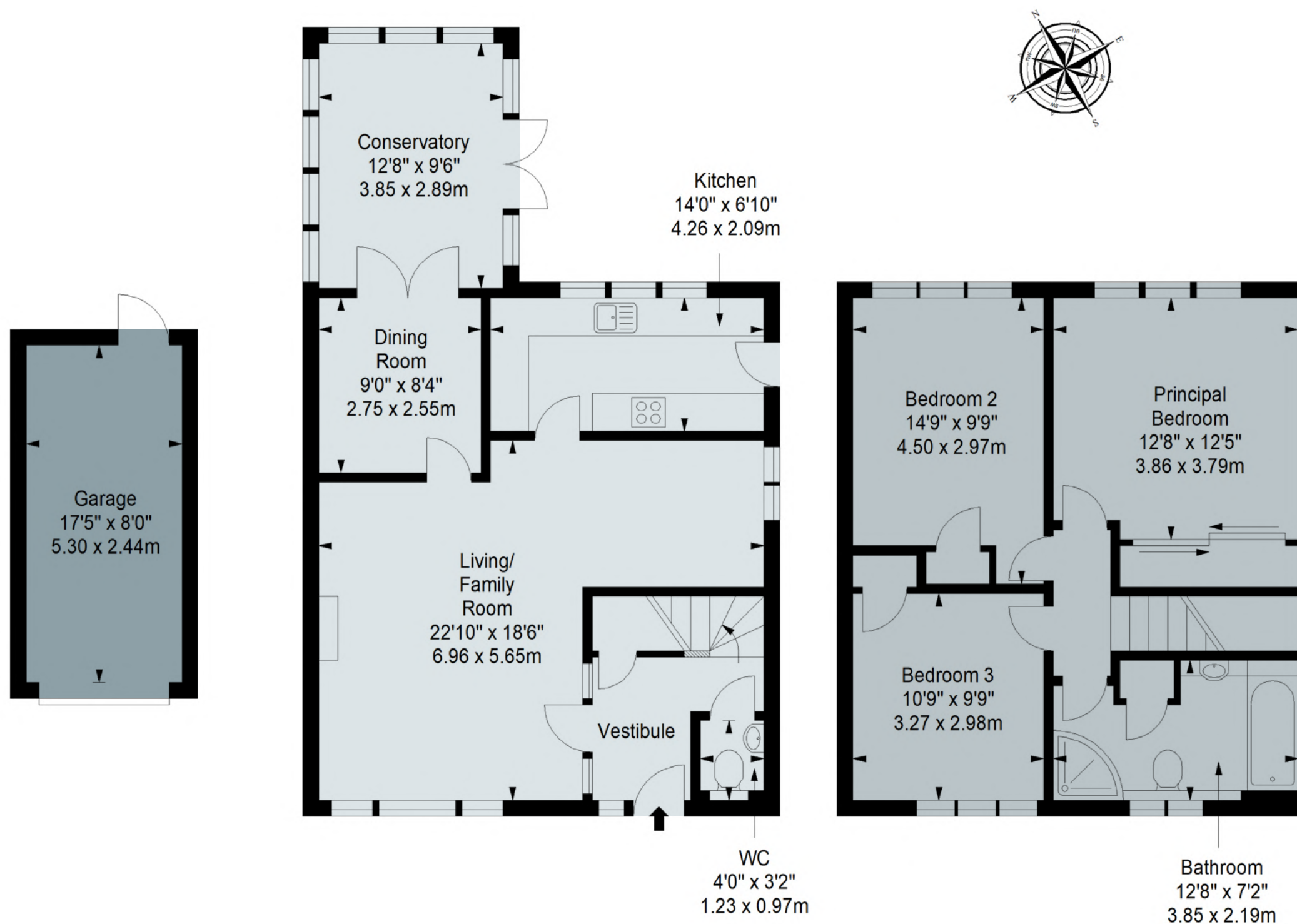
The floorplan is for illustrative purposes.
All sizes are approximate.

- Ground floor
- First floor
- Garage

EPC Rating - C

Council Tax Band - F

Home Report Value - £480,000





Fairmilehead

Located at the foot of the majestic Pentland Hills



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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dream property!



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