

COULTERS[©]

13 WINTON LOAN

FAIRMILEHEAD, EDINBURGH, EH10 7AN

 5 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Tucked away at the end of Winton Loan is this most impressive, beautifully presented detached house with extremely attractive, well-maintained grounds. Significantly extended and offering exceptional accommodation over two floors, this wonderful home has been lovingly upgraded by the current owners to create delightful spaces, flooded with natural light.

The entrance hall in turn opens onto an engaging dining room which benefits from borrowed light and beautiful wood flooring. The attractive flooring continues into the magnificent living room with a gorgeous open flame gas fire, creating an engaging focal point. Patio doors open directly onto the rear garden, in addition to appealing views to the front.

KEY FEATURES



Impressive detached home with beautiful grounds.



Five bedrooms and a home office.



Private front and rear gardens.



Double garage, driveway and space for several cars.



Located in the popular area of Fairmilehead.



Excellent local amenities nearby.



At the heart of the home is a fantastic open plan kitchen / family room / breakfast room. The kitchen area's sleek wall and base mounted cabinetry flanks two walls with a central, stylish island with breakfast bar. The integrated appliances comprise; 6 ring gas hob, eye level oven, warming drawer, American fridge/freezer, wine fridge, dishwasher, extractor hood, microwave and an Insikerator waste disposal unit. Drenched with light from four sides, the breakfasting room / family room is a wonderful space in which the inhabitants can congregate, relax and enjoy the delightful outlook across the rear garden in all weather.

At ground level there is also a very handy utility room for laundry etc., a study / 5th bedroom, another office, a WC and storage cupboards.





CONTINUED...

On the first floor, the spacious, sumptuous master bedroom has a Bo Concept double wardrobe and patio doors to the side, allowing for yet more light. There is a view to the front, in addition to a contemporary en-suite shower room (with large shower cubicle, WC, bidet, & wash hand basin). Three further spacious double bedrooms (all with fitted mirrored wardrobes and soft carpets underfoot) are also located here, all with lovely outlooks.

The beautiful family bathroom has a fantastic Japanese style bathtub with rainfall shower over, WC, bidet and wash hand basin.

Externally, a long sweeping drive with ample parking for several cars leads up to the double garage and front of the home. The extensive front lawn is shielded by an established and varied collection of trees and shrubs, providing privacy and creating a delightful area to be fully enjoyed. At the rear, a sweeping large lawn wraps gently around the rear and sides with further beautiful trees and shrubs, in addition to a fantastic patio area, perfect for outdoor dining.

Along the border of the grounds is a pretty, "wilder" area, great for "hide & seek" or den-building and a brilliant view of the horses currently inhabiting the adjacent field.

Concealed discretely in the far corner of the garden is a substantial large shed for additional storage.







THE LOCAL AREA

The property is situated to the south of the city in the Fairmilehead area which is conveniently located with easy access to the city bypass and motorway links. The popular shopping area of Morningside and Bruntsfield along with Straiton retail park are easily accessible and there are several supermarkets within a short radius including a Morrisons and Tesco.

The Pentland Hills Regional Park is also within walking distance, offering a range of outdoor pursuits, including Hillend ski-slope, public and private golf courses and the nearby Mortonhall Estate which has numerous woodland walks, along with an excellent countryside pub/restaurant.

Schooling includes Pentland Primary School and Firrhill High School whilst excellent private schooling is available across the city. A good selection of rural and city-based bus services connecting to the city centre are available nearby.

EXTRAS

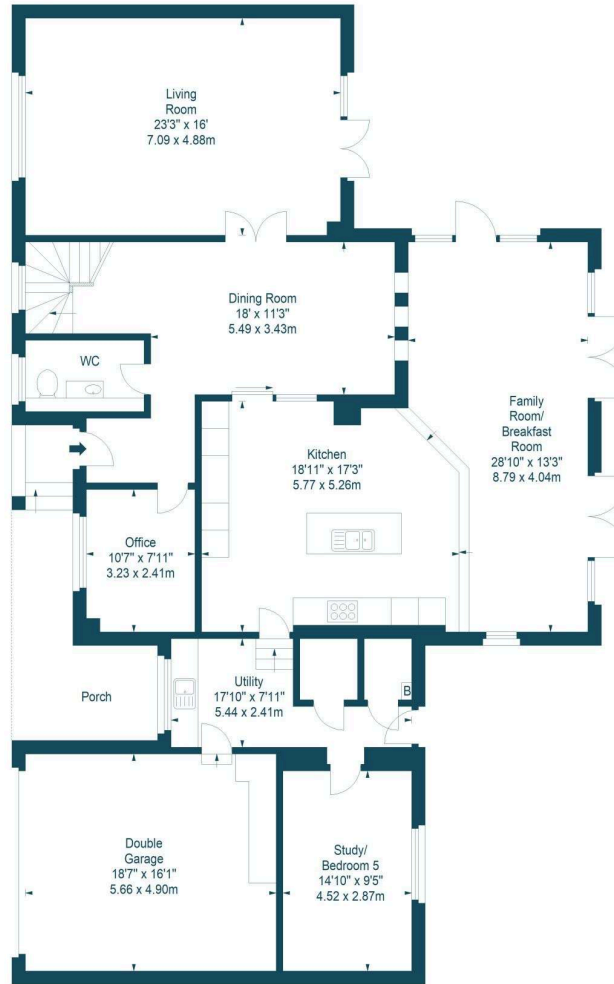
All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



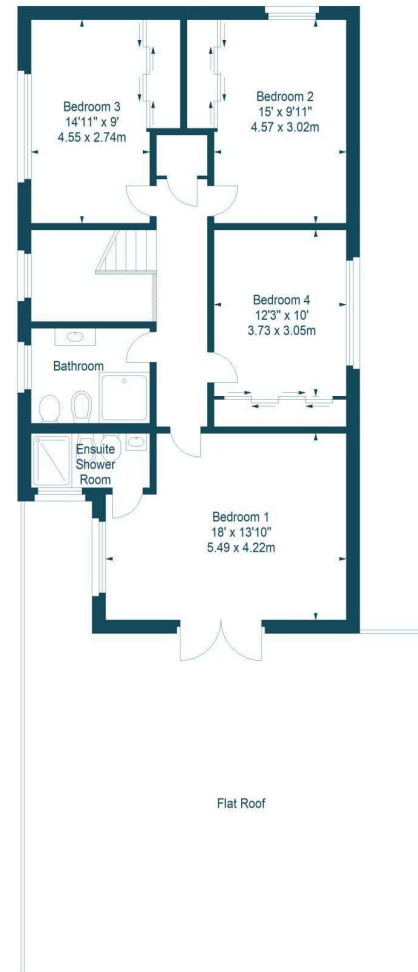
Winton Loan,
Edinburgh,
Midlothian, EH10 7AN



Approx. Gross Internal Area
3093 Sq Ft - 287.34 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.