

15 Winton Park Edinburgh EH10 7EX

Offers Over £475,000

- Large living room enjoying stunning open views to Pentlands
- Modern kitchen/diner featuring bi-fold doors to the garden, fitted with a range of floor and wall mounted units, rangemaster cooker and integrated appliances
- Four double bedrooms, one currently used as a dressing room
- Stunning family bathroom fitted with a three-piece suite and mains walk in shower
- W.C
- Single garage and driveway
- Gas central heating and double glazing throughout
- Landscaped garden with decked area

Council Tax Band: F
Tenure: Freehold



1



4



2



EPC C



Detached

Enjoying spectacular panoramic views over the Pentland Hills, this four-bedroom detached villa offers an enviable setting in the highly sought-after Fairmilehead area. The property offers spacious and versatile accommodation, together with potential for further development, making it an ideal family home.

The property opens into a welcoming entrance hallway, benefiting from practical storage that provides excellent everyday convenience. The spacious lounge offers a warm and comfortable living area, well suited to both relaxed family living and entertaining, while also enjoying picturesque views towards the Pentland Hills. At the heart of the home, the open-plan dining room and kitchen create a highly sociable space, ideal for modern family life. Patio doors open directly onto the rear garden, allowing easy access to outdoor space and extending the living area during warmer months.

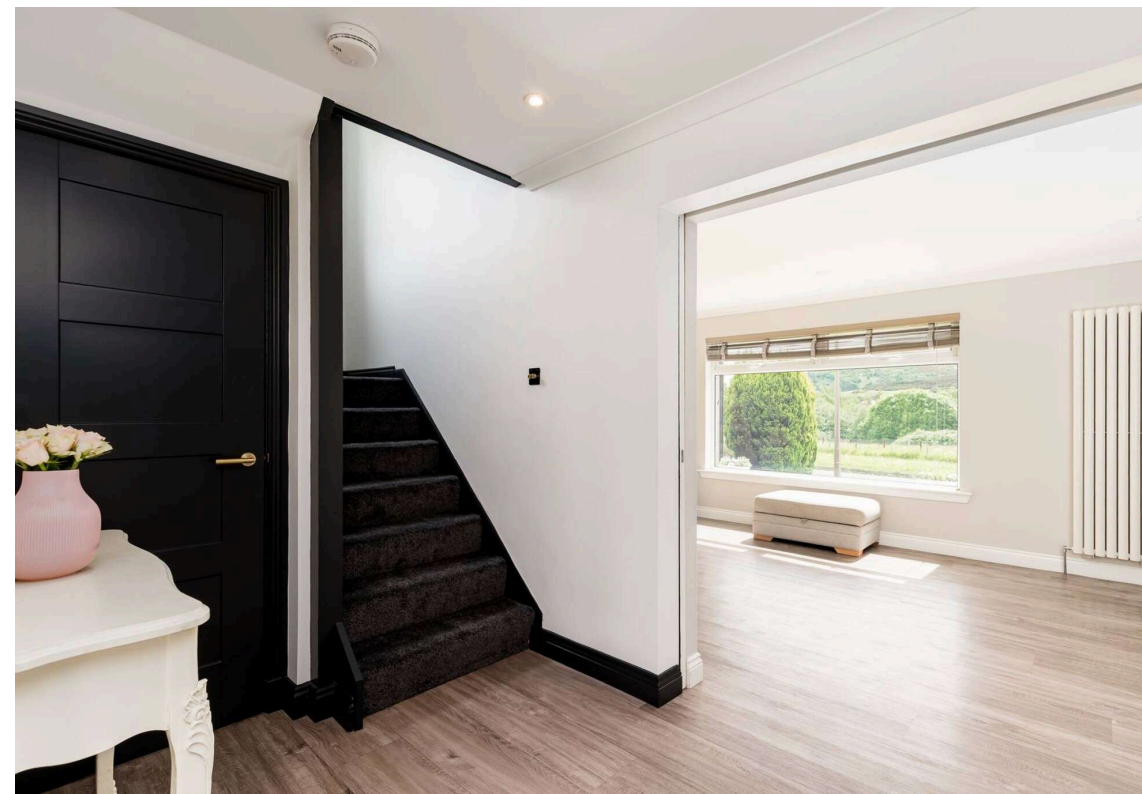
The kitchen is well appointed, featuring a range of integrated appliances, including a gas cooker, together with an excellent selection of wall- and floor-mounted storage, combining practicality with a clean, stylish finish. A WC is also located on this level, adding further convenience.

The upper level comprises four well-proportioned double bedrooms, each providing ample storage. The family bathroom is fitted with a three-piece suite and a separate shower cubicle, designed for everyday ease. Further benefits include access to a partially floored attic, providing additional storage and enhancing the overall practicality of the home. Gas central heating and double glazing are in place throughout.

Externally, the property continues to impress with a driveway and carport to the front, providing convenient off-street parking, along with a garage offering excellent storage or workshop potential. To the front and rear, the gardens provide a peaceful and private outdoor setting, ideal for relaxing, entertaining or family enjoyment.

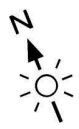
Fairmilehead is a highly regarded residential area, known for its peaceful, family-friendly setting and excellent local amenities. The property enjoys close proximity to the Pentland Hills and Braid Hills, offering a wide range of outdoor pursuits including walking and cycling. The area also benefits from a strong selection of well-regarded schools, Pentland Primary and Firhill High School, together with Roman Catholic options such as St Peter's Primary and St Thomas of Aquin's High School. Local shops and everyday conveniences are within easy reach, and the area is well served by transport links providing straightforward access to Edinburgh city centre. Overall, this is an attractive location combining a tranquil residential environment with excellent connectivity and access to green space.

Viewing By appointment 0131 337 1800

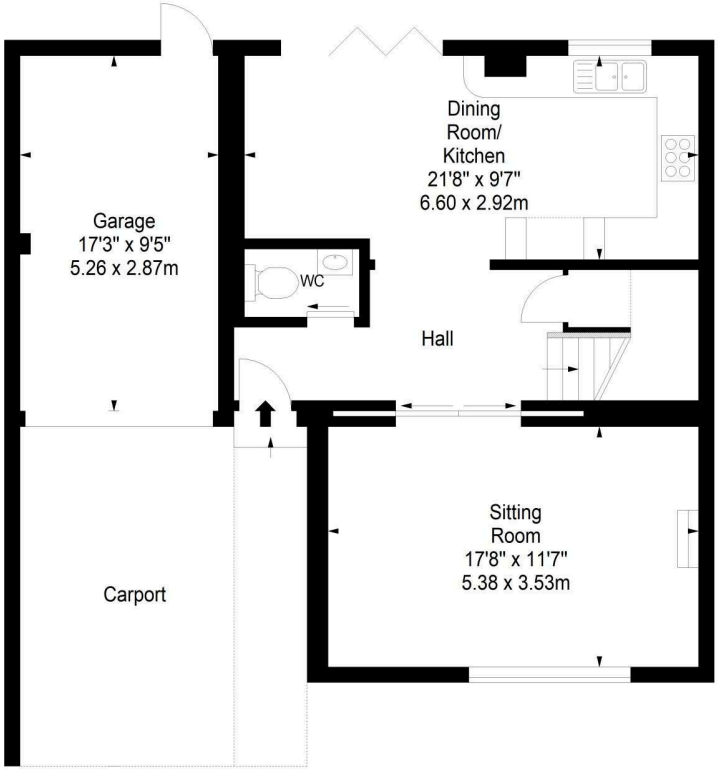




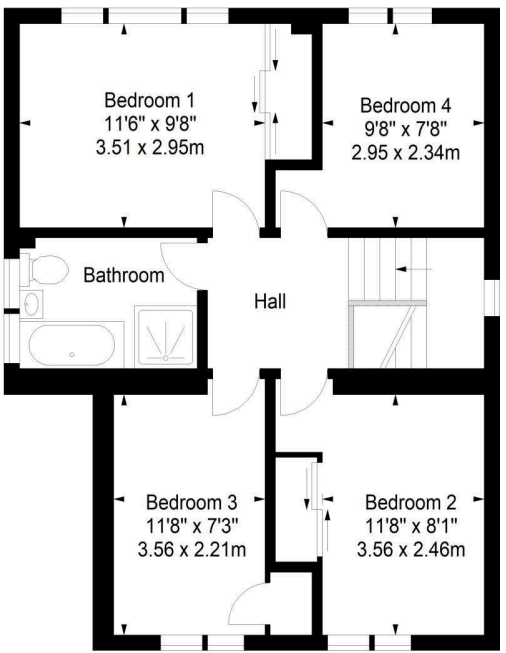
**Winton Park,
Edinburgh,
Midlothian, EH10 7EX**



Approx. Gross Internal Area
1180 Sq Ft - 109.62 Sq M
Garage
Approx. Gross Internal Area
162 Sq Ft - 15.05 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



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