

6 FROGSTON TERRACE

FROGSTON, EDINBURGH EH10 7AD

Set within one of south Edinburgh's most desirable residential districts, this substantial four/five-bedroom semi-detached house is an outstanding family home enjoying generous proportions, a highly versatile layout, and beautifully maintained mature gardens.



TABLE OF CONTENTS



— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton



06

Welcome to 6 Frogston Terrace
Substantial four/five-bedroom semi-detached house

- 04 Floorplan
- 06 The property
- 10 Entrance hall
- 12 Reception rooms
- 16 Kitchen



15
Formal dining room



20
Generous principal bedroom

- 20 Principal bedroom
- 22 Further bedrooms
- 26 Bathrooms
- 28 Gardens & parking
- 32 Frogston



Property Name

6 Frogston Terrace

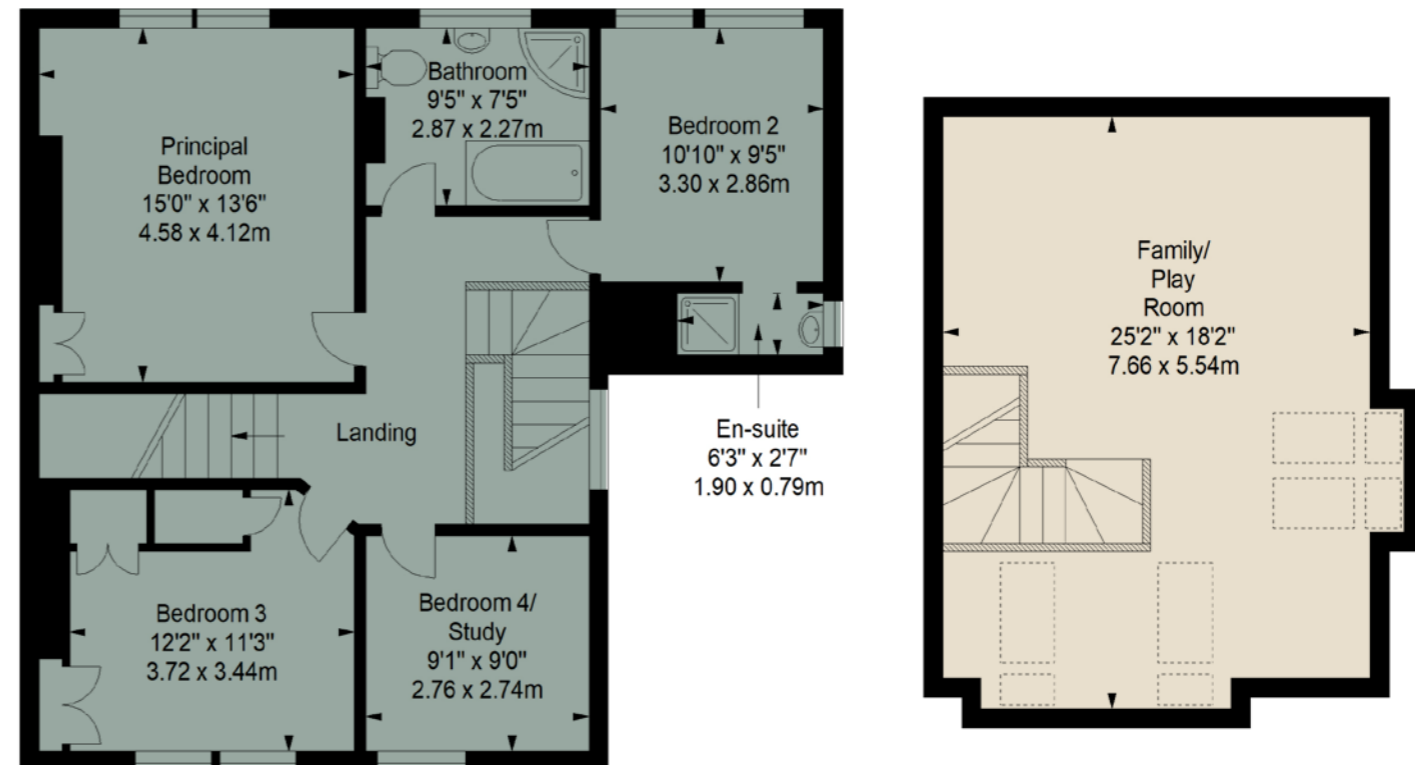
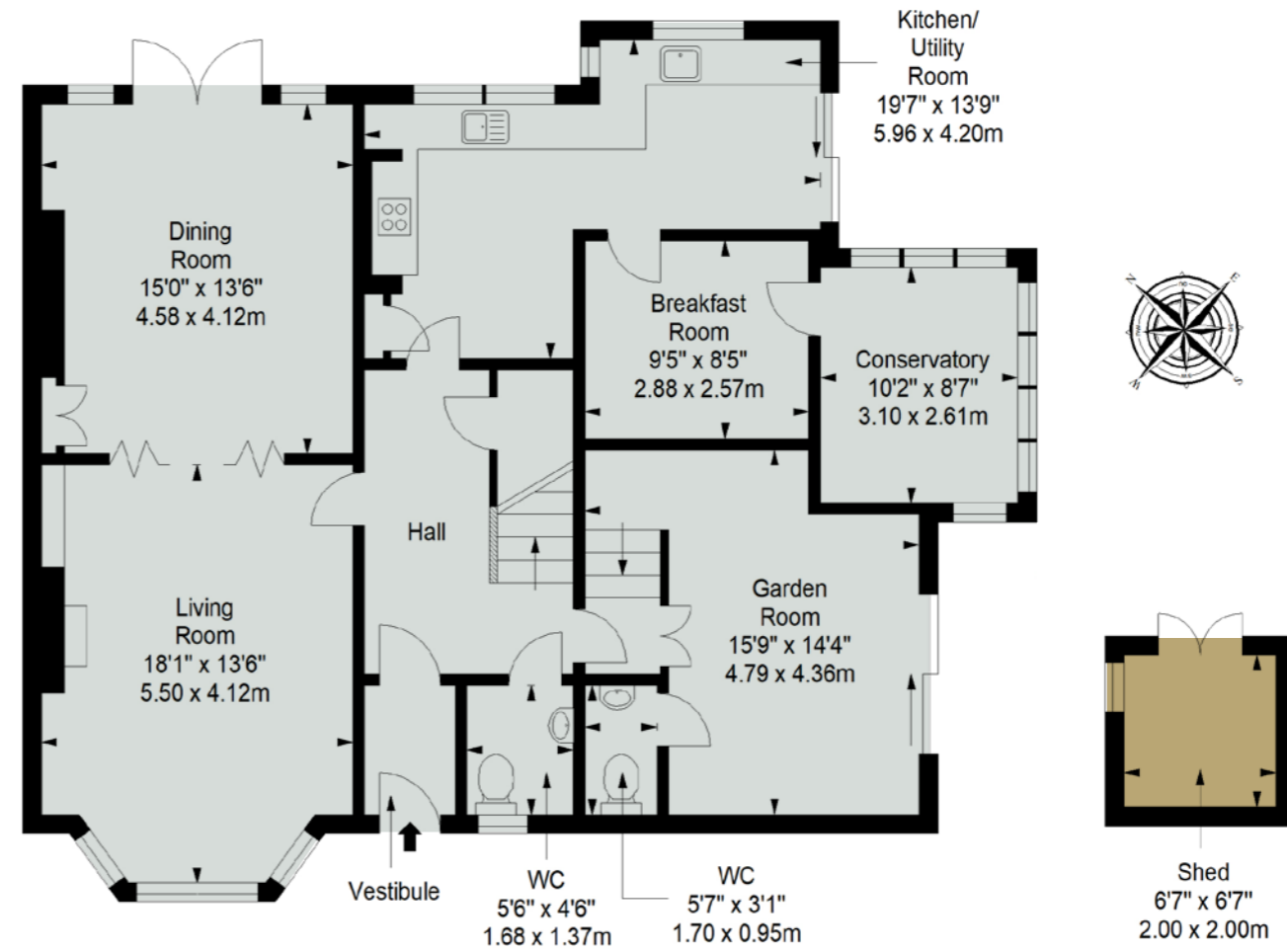
Location

Frogston, EH10 7AD

Approximate total area:

236.6 sq. metres (2546.8 sq. feet)

- Ground Floor
- First Floor
- Second Floor
- Shed



Elegant family home

in prestigious Frogston



The accommodation is arranged over three levels and includes multiple reception rooms, a conservatory, a breakfast room, a contemporary kitchen, an en-suite shower room, a family bathroom, two ground-floor WCs, and a magnificent top-floor playroom/fifth bedroom. The home further benefits from a large private driveway and an idyllic enclosed rear garden with decked seating areas and colourful established planting, all within easy reach of excellent schooling, green space, and superb transport links into the city centre and beyond.

Occupying a peaceful position in highly sought-after Frogston, this impressive family residence offers exceptional space and flexibility in a superb setting at the foot of the Pentland Hills. The property is ideally placed for access to excellent local amenities, outdoor pursuits, and highly regarded schooling. Behind its attractive traditional façade, the interiors combine generous proportions with tasteful neutral décor and excellent natural light throughout.

GENERAL FEATURES

- Substantial four/five-bedroom semi-detached family home in prestigious Fairmilehead
- Exceptionally versatile accommodation arranged over three levels
- Peaceful setting beside the Pentland Hills
- Beautifully maintained mature private gardens
- Excellent local schooling and transport links nearby
- Large private driveway with multi-vehicle parking
- Home Report value - £675,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Bright vestibule and welcoming central hall with storage
- Elegant living room with bay windows and fireplace
- Formal dining room with French doors to the garden
- Light-filled conservatory enjoying tranquil leafy outlooks
- Versatile garden room ideal for family living, home working, or multi-generational living
- Contemporary shaker-style kitchen with breakfast room
- Four flexible bedrooms
- Expansive top-floor playroom/fifth bedroom with wonderfully scenic views
- En-suite shower room, family bathroom with bath and separate shower enclosure
- Two convenient ground-floor WCs

EXTERNAL FEATURES

- Large enclosed rear garden with mature planting and lawns
- Decked terrace ideal for outdoor dining and entertaining
- Attractive traditional façade with established front garden
- Peaceful and highly private outdoor setting
- Shed with power and outdoor tap
- Generous private driveway for multiple vehicles




6 Frogston
Terrace

Welcoming

entrance hall

A bright vestibule opens into the inviting central hall, where a striking staircase and warm wood finishes create an immediate sense of character and space. Useful built-in storage enhances practicality, alongside two conveniently positioned ground-floor WCs.



Superb reception spaces



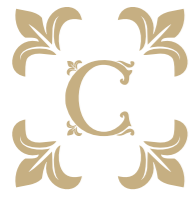
Elegant living room with bay windows and fireplace

The elegant living room enjoys impressive proportions and a bright bay window overlooking the front garden. Soft neutral décor, detailed cornicing, and an attractive fireplace create a comfortable yet refined setting for relaxation.

To the rear, a formal dining room provides an excellent entertaining space, with French doors opening directly onto the garden. Extending from the breakfast room is a delightful conservatory enjoying tranquil leafy views across the grounds. In addition, a versatile garden room offers flexibility as a family room, hobby space, peaceful home office, or a bedroom for live-in relatives complete with en-suite WC.



Formal dining room, light-filled conservatory, and a versatile garden room enjoying tranquil leafy outlooks



Classic Shaker-inspired kitchen

with breakfast area



"Sliding glazed doors open directly onto the decked terrace..."



The kitchen is fitted with classic shaker-inspired cabinetry paired with generous workspace and attractive garden outlooks. Freestanding appliances include an electric cooker, two refrigerators, two freezers, and a washing machine, while adjoining utility space and extensive storage support busy family life. Sliding glazed doors open directly onto the decked terrace, creating an ideal arrangement for indoor-outdoor dining and entertaining.



Generous

principal bedroom



The principal bedroom is a particularly spacious retreat featuring soft neutral décor, fitted storage, and leafy views.





Three further first-floor bedrooms

Three further bedrooms are arranged across the first floor, including two comfortable doubles and a versatile single bedroom suited to use as a study or nursery.



Expansive top-floor

playroom/fifth bedroom

The exceptional second-floor playroom/bedroom provides a vast additional living space beneath the eaves, ideal as a teenager's retreat, studio, games room, or guest accommodation, enjoying panoramic views of the Pentlands and Lammermuir hills.



Bathrooms

Completing the accommodation is an en-suite shower room, a family bathroom featuring both a separate shower enclosure and a bath, complemented by tasteful tiling and vanity storage. Two ground-floor WCs further enhance convenience for larger households and visiting guests.





Mature enclosed gardens



The property is surrounded by beautifully established private gardens incorporating manicured lawns, mature trees, colourful flowering shrubs, a shed with power, and peaceful seating areas. A raised deck adjoining the kitchen creates an inviting setting for outdoor dining overlooking the garden, while the enclosed rear grounds offer excellent privacy and a tranquil backdrop for family life.

A generous private driveway to the front of the home provides convenient off-street parking for multiple vehicles.



A peaceful outdoor setting & extensive private parking

Frogston



Located at the foot of the majestic Pentland Hills and approximately five miles south of Edinburgh city centre, the popular residential area of Frogston offers peaceful suburban living within easy reach of the capital's major business hubs, amenities, and attractions. Situated close to Edinburgh's sought-after green belt, Frogston is ideal for outdoor enthusiasts, with excellent access to walking, cycling, and dry-slope skiing in the Pentland Hills Regional Park, as well as golfing at nearby Swanston, Mortonhall, and Braid Hills golf courses. The area is well served by local amenities and supermarkets, while more extensive retail and leisure facilities can be found at nearby Straiton

Retail Park and Cameron Toll Shopping Centre. The neighbouring districts of Morningside and Bruntsfield further enhance the lifestyle offering with independent retailers, cafés, restaurants, and artisan food shops. Frogston is also ideally positioned for access to some of Edinburgh's most highly regarded independent schools, including George Watson's College and George Heriot's School, alongside respected state schooling. Excellent public transport links connect the area to the city centre and beyond, whilst the nearby City Bypass provides swift access to Edinburgh International Airport, the M8/M9 motorway network, and the Queensferry Crossing.

SCHOOLS

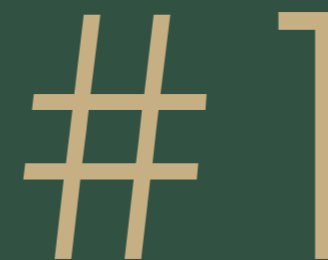
State Schools: Pentland Primary School, Colinton Primary School, Firrhill High School, St Peter's RC Primary School, St Thomas of Aquin's RC High School
Independent Schools: George Watson's College, George Heriot's School, Merchiston Castle School
University: The University of Edinburgh, Edinburgh Napier University

CULTURE

Summerhall, King's Theatre, Dominion Cinema, The Queen's Hall, Usher Hall

SHOPPING

Local convenience shopping and supermarkets, Morningside and Bruntsfield high streets, Straiton Retail Park, Cameron Toll Shopping Centre



A HIGHLY DESIRABLE RESIDENTIAL LOCATION OFFERING EXCEPTIONAL ACCESS TO EDINBURGH'S GREEN BELT, THE PENTLAND HILLS, AND THE CITY BYPASS

LOCATION



Approximately 4.8 miles south of Edinburgh city centre

PARKS

Pentland Hills Regional Park, Hermitage of Braid and Blackford Hill Local Nature Reserve, The Meadows, Holyrood Park

TRANSPORT



Bus – 4, 11, 15, 16, 27, 400 Skylink
Nearest train stations – Haymarket (4.5 miles), Edinburgh Waverley (5.7 miles)
Airport – Edinburgh Airport (9 miles)
Road links – City Bypass (A720), M8/M9 motorway network



SPORTS

Midlothian Snowsports Centre, Eden Rock Edinburgh, Braid Hills Golf Course, Swanston Golf Club, Warrender Swim Centre

FOOD & DRINK

Neighbourhood cafés, restaurants, traditional pubs, independent coffee shops, and eateries in Fairmilehead, Morningside, and Bruntsfield

— *Where truly bespoke service is the cornerstone of our ethos*

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Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

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— *Property Consultant*

MARINA FERBEJ



For further information on this property, or to arrange a viewing, contact Marina, who will be delighted to assist you.

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— *About Marina*

Marina is a dedicated Real Estate Consultant, with over five years of experience in real estate and 29 years in the hospitality and travel industry—where she successfully ran her own business—Marina brings a wealth of expertise and a personal touch to every buying and selling transaction.

A lifelong resident of Edinburgh, Marina enjoys travelling, both in Scotland and abroad. She loves walks with Betty, her Cockapoo, and dining out with family and friends, especially weekend breakfasts at Patina. Of Italian and Ukrainian descent, Marina's rich heritage adds depth to her personable approach.



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SCAN TO DISCOVER MORE

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