

# 6 Frogston Avenue

FAIRMILEHEAD, EDINBURGH, EH10 7AQ



*SPACIOUS FIVE-BEDROOM DETACHED HOUSE  
WHICH HAS BEEN SUBSTANTIALLY EXTENDED*



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McEwan Fraser is delighted to present this spacious five-bedroom detached house which has been substantially extended and is offered to the market in excellent condition. The property is ideally positioned in a quiet pocket of Fairmilehead and would make an ideal acquisition for buyers who are keen to find a long-term family home. The fifth bedroom forms part of the ground floor extension meaning the house would be a good fit for a multi-generational family that had elderly relatives with mobility issues.

Entering the property, a wide vestibule with excellent storage opens into a broad central hallway that is filled with natural light. Removal of an internal wall means you are straight into the beautiful kitchen and dining area. The kitchen enjoys a full range of contemporary base and wall-mounted units and a breakfast bar that combine to offer excellent prep and storage space for the aspiring chef. The units are topped with granite work-surfaces and include a range of quality integrated appliances including an induction hob, double oven, microwave, fridge, and a dishwasher. Laundry facilities are in a separate utility room.

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## LIVING ROOM

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The living room is adjacent to the kitchen and overlooks the rear garden. Carpeted and neutrally decorated, there is space for a variety of different furniture arrangements. The new owner will have plenty of flexibility to create their ideal entertaining space. An adjoining triple glazed bay-fronted study offers the perfect space for a home office or even a family room for younger children. The living room and the study could be easily combined to create a magnificent through lounge.

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The ground floor has benefited from a significant side and rear extension which includes a fifth double bedroom, a fully tiled shower room, a utility room, and a beautiful sun room. The sun room is a fantastic entertaining space with a vaulted ceiling, triple glazed bi-fold doors opening to the patio, and a home cinema system with a projector and integrated sound system.







**Bedroom 5**















Climbing the stairs leads to a central landing which gives access to four bedrooms, the family bathroom, and a loft space for additional storage. All four bedrooms are doubles and two of the rooms have integrated storage. The bathroom is fully tiled and boasts a three-piece white suite with a mains shower over the bath.







**Bedroom 1**







**Bedroom 2**







**Bedroom 3**



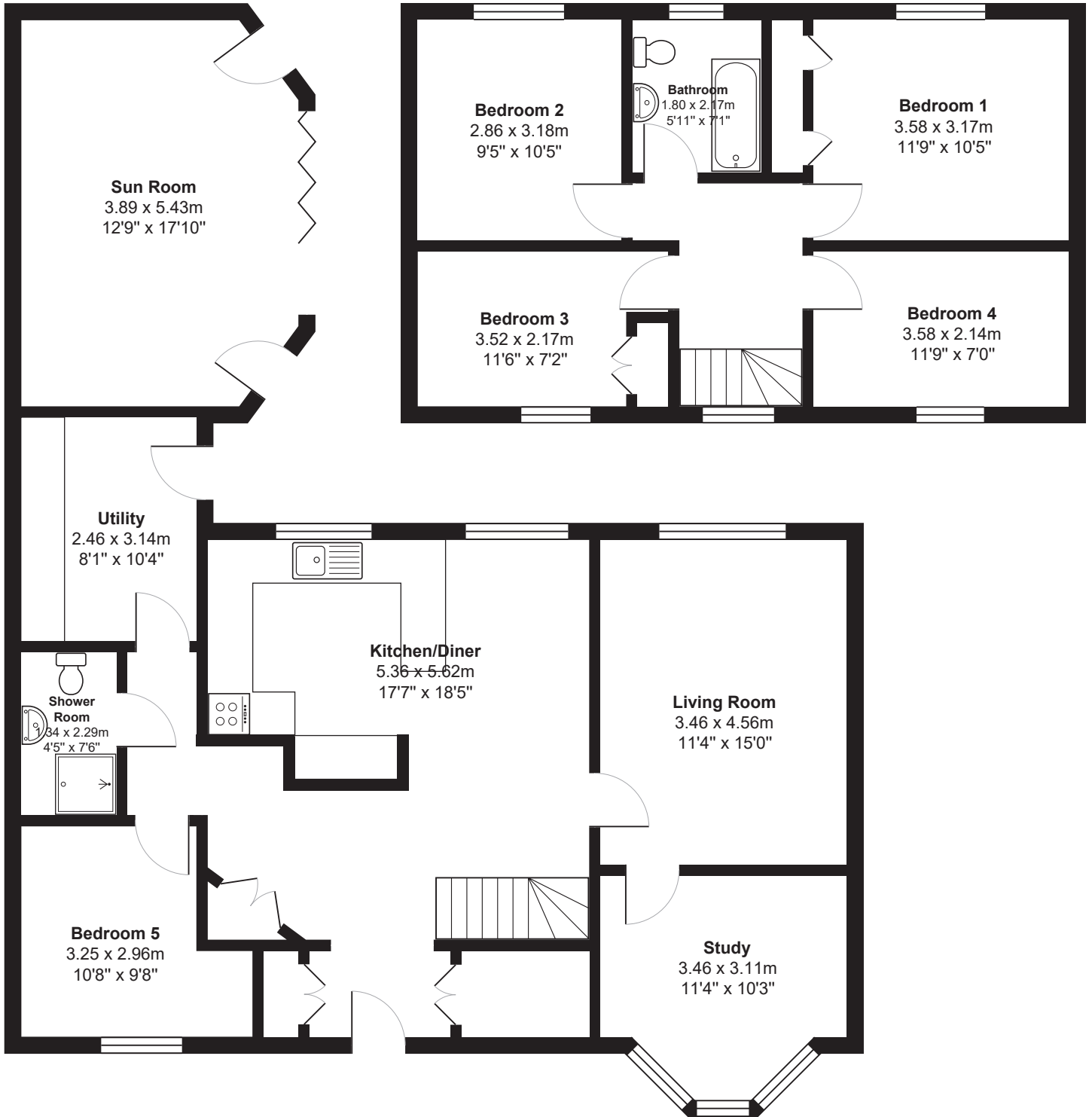




**Bedroom 4**







Gross internal floor area (m<sup>2</sup>): 163m<sup>2</sup>

EPC Rating: C

Externally, the property sits back from the road behind a front lawn bordered by a mature privet hedge. There is a wide double driveway. The mature rear garden is largely laid to lawn and has a large patio for entertaining. The rear garden also has a large shed with light, power, and double glazing that has been used as a gym in the past.

This is a fantastic home and an internal viewing will be essential to fully appreciate all it has to offer.



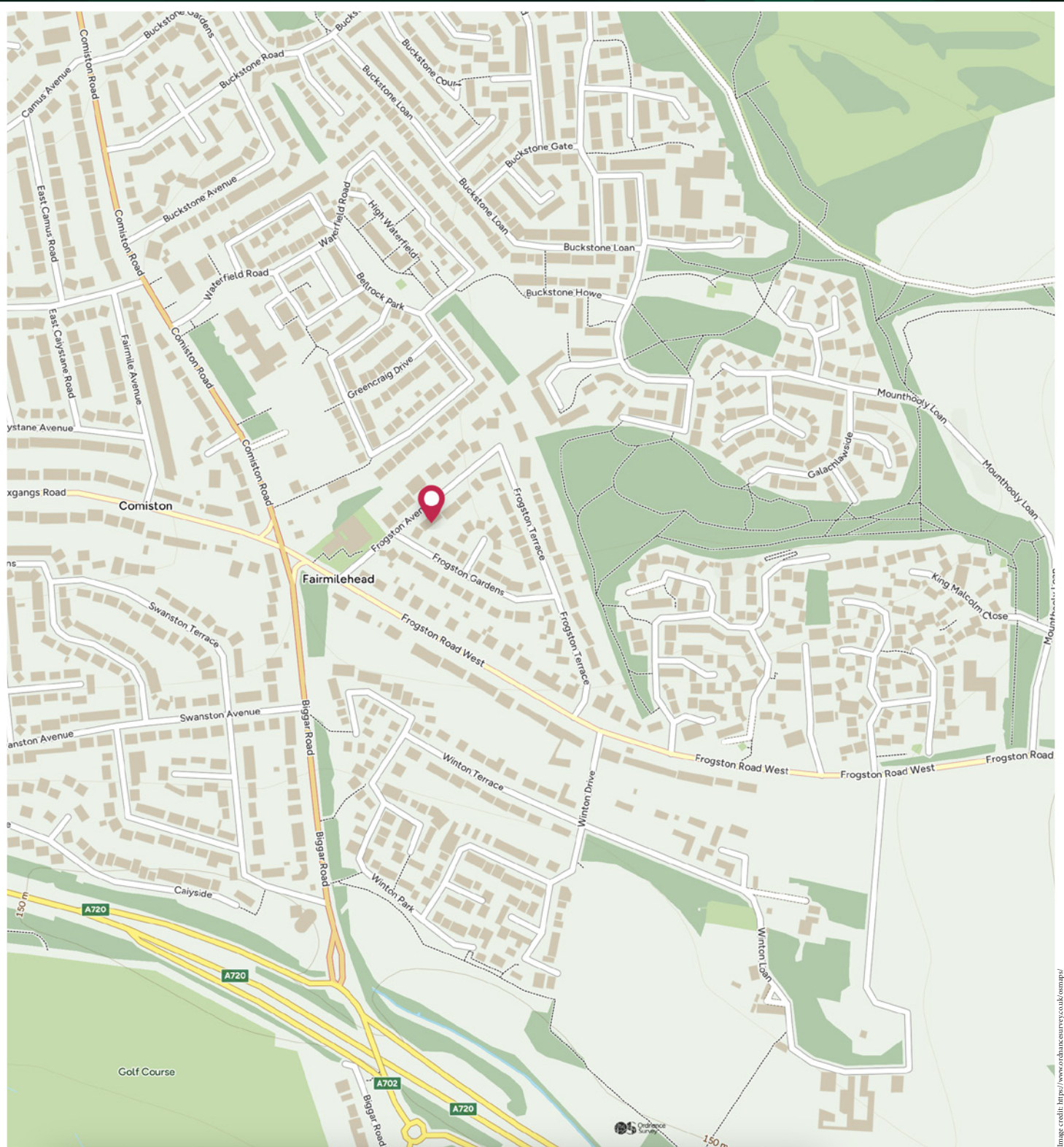




Fairmilehead is a quiet and popular residential area situated a few miles south of the city centre. Its proximity to the city bypass makes it ideal for the commuter with easy access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh, the Queensferry Crossing, Fife and beyond. There are also regular bus services to and from the city centre. There are good local shops and a large Morrisons superstore close by at Hunter's Tryst and a Tesco supermarket at Oxcgangs. Excellent recreational opportunities in the area include several golf courses, lovely walks at Braidburn Park, the Braid Hills, Hermitage of Braid Walkway, Blackford Hill and the Pentland Hills. Midlothian Snowsports Centre at Hillend is also minutes away. The area falls within the catchment area for Pentland Primary School and Firrhill High School, which are both very highly regarded. Fairmilehead is also ideally situated for access to some of Edinburgh's finest independent schools including George Watson's College and George Heriot's School.

## The Location





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