

# 237 Colinton Mains Road

EDINBURGH, EH13 9BT



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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McEwan Fraser is delighted to present this spacious and modernised upper villa in excellent condition! Viewing of this property is highly recommended. It offers a lovely family home within this desirable residential area, Collinton Mains.

On entering the accommodation the staircase leads to a generously sized reception hallway, off which spans a versatile living/dining area with wonderful views to the rear. A stylish kitchen is accessed from the lounge. The kitchen boasts versatile base and wall mounted units, a gas hob and all of the appliances that one would need (which may be available by separate negotiation).





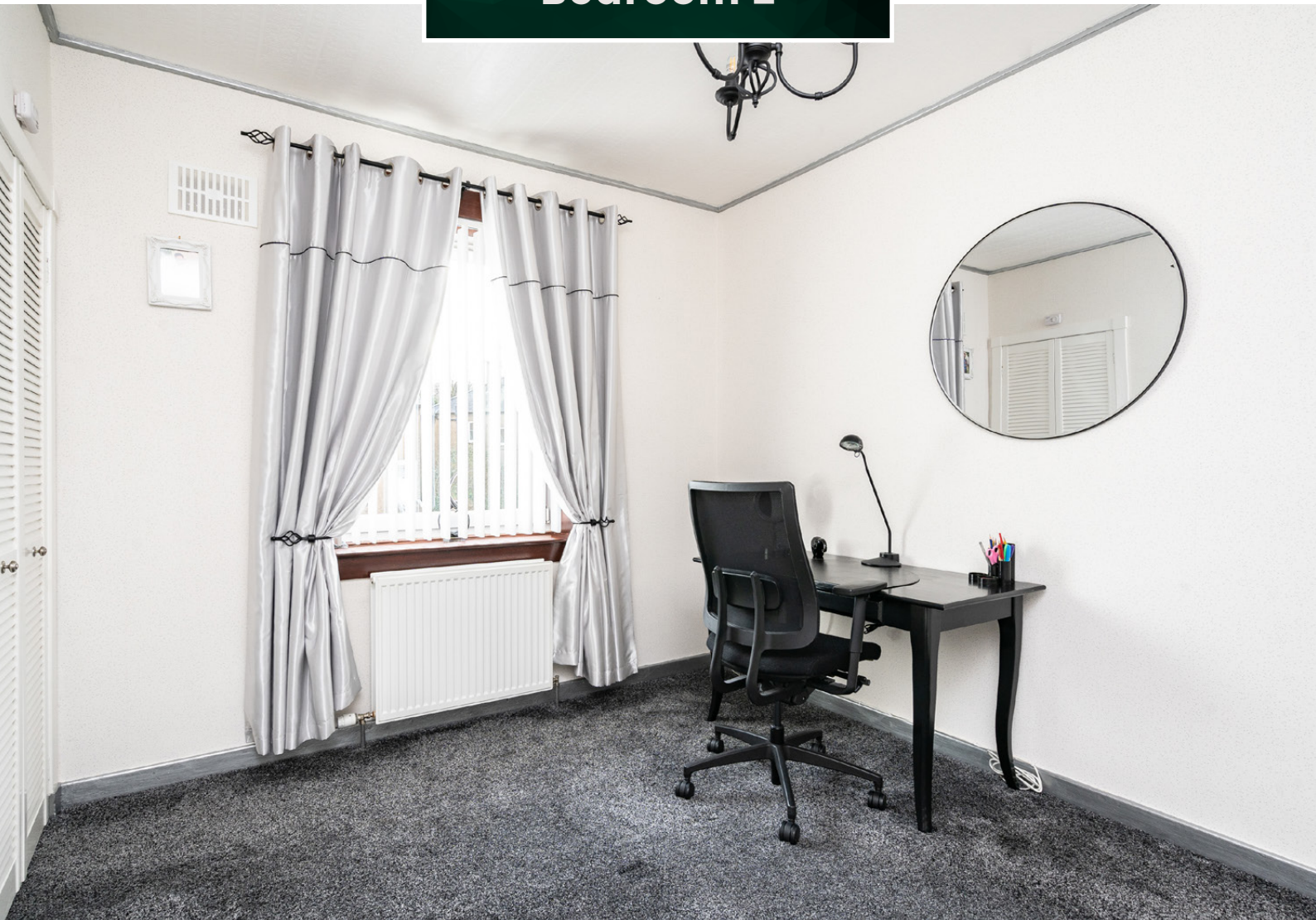


The master bedroom looks onto the front of the property and includes a full suite of built-in bedroom furniture. A second generously proportioned bedroom is located to the front of the apartment and also boasts a storage cupboard.





**Bedroom 2**





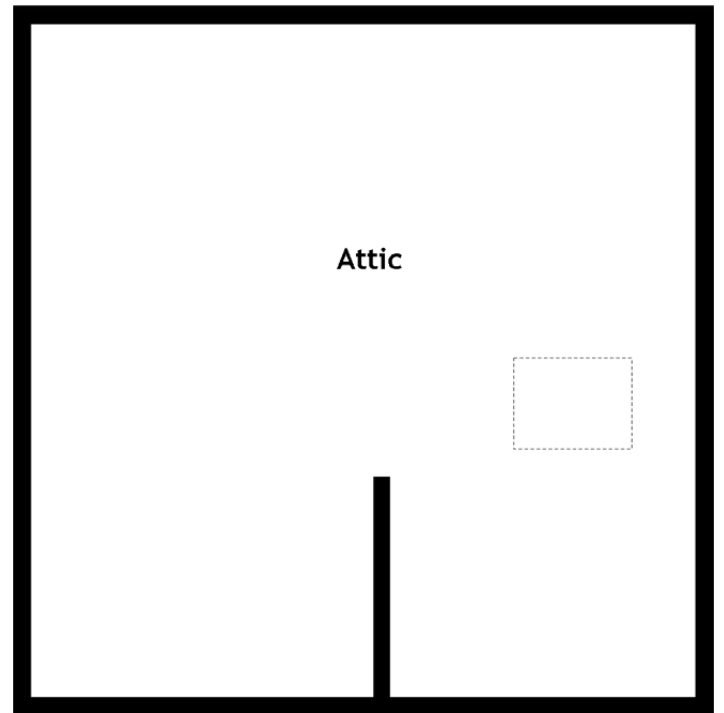
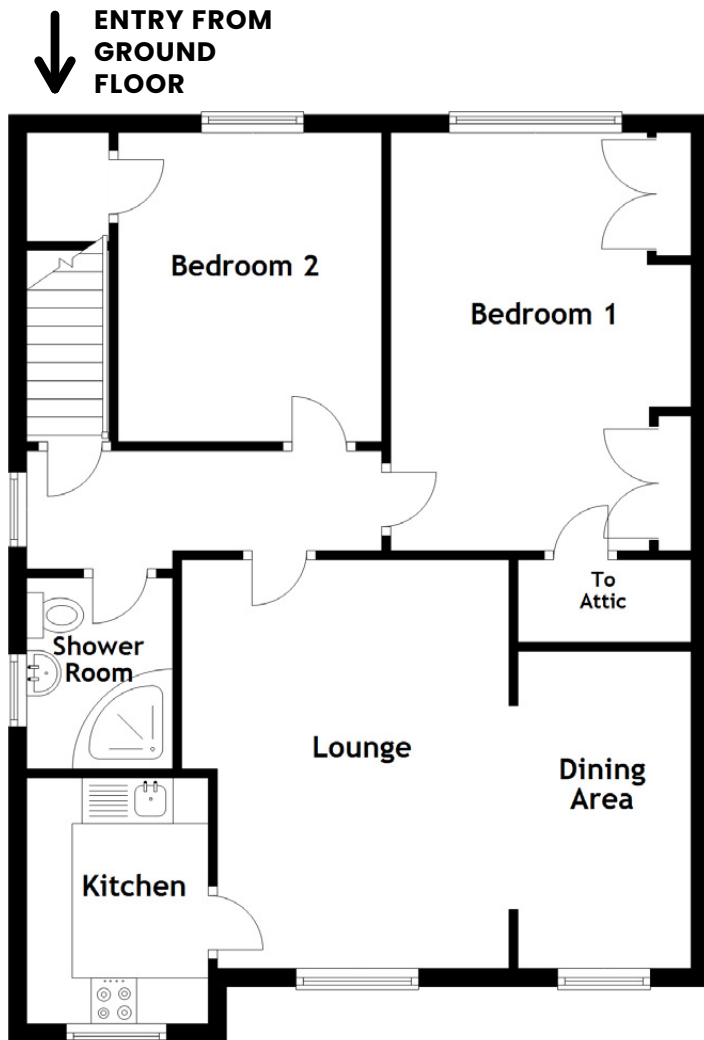
The family shower room has just been luxuriously upgraded with beautiful grey and black tiles and a walk-in waterfall shower.





One of the best things about this property is the fully floored loft that has been partly converted. This space is absolutely massive and could easily be utilised further.





Approximate Dimensions

(Taken from the widest point)

Lounge	4.50m (14'9") x 3.60m (11'10")
Kitchen	2.70m (8'10") x 2.00m (6'7")
Dining Area	3.50m (11'6") x 1.90m (6'3")
Bedroom 1	4.60m (15'1") x 3.30m (10'10")
Bedroom 2	3.40m (11'2") x 2.90m (9'6")
Shower Room	2.10m (6'11") x 1.60m (5'3")

Attic 7.40m (24'3") x 7.30m (23'11")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>

EPC Rating: C

Buyer's Premium Value: £3150





Externally, the property sits on a wider than average corner plot giving an impressive and full enclosed garden space complete with patio and lawn. There are two sheds for storage and off-street parking for two cars car and an electric car charger at the side of the house.





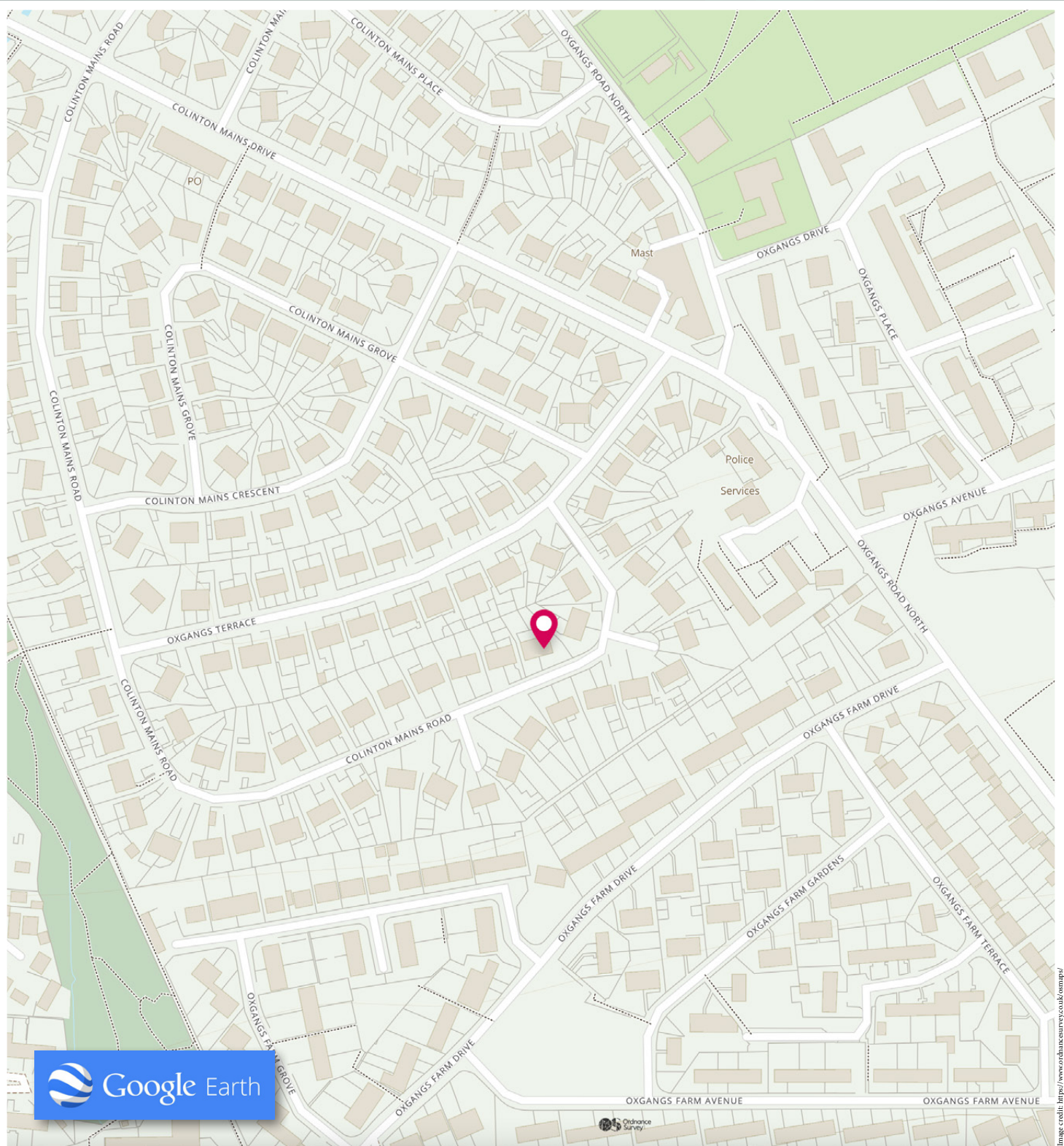


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Colinton Mains is a popular area within Edinburgh and is situated on the South side of the city. The area displays a wide variety of property styles, with the majority of properties being upper and lower villas. Colinton Mains is well served with a number of local shops, and these will provide most daily requirements including a Post Office and banking services. There is a Morrisons at the Junction of Oxfangs Road and Swanston, and this is just a short drive away. There is also a Tesco nearby. Should more specialised shopping facilities be required, the well known suburban shopping centre in Morningside is within easy reach. Here there are good shopping facilities as well as a full choice of banking, building society and Post Office services. There are also a number of specialised shops, as well as restaurants and bars.

Using one of the many and frequent bus services that pass through the district, the city centre can generally be reached in a matter of fifteen minutes. Edinburgh's formal entertainment facilities tend to be highly concentrated in the city centre, and here you will find a variety of theatres and cinemas, all manner of hotels, restaurants and bars, and buildings of historic and architectural interest. Colinton Mains is surrounded by a number of lovely public parks and golf courses.

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