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222

COLINTON ROAD

EDINBURGH, EH14 1DL

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**McEwan Fraser Legal**  
Solicitors & Estate Agents

# EDINBURGH

Craiglockhart Colinton Road is located just under three miles to the south of the city centre, and within easy reach of Edinburgh's main business, financial and shopping districts. The area is also well-served by local shops at Happy Valley as well as Tesco, Sainsbury's and Waitrose supermarkets. In nearby Bruntsfield and Morningside, there is a wealth of independent shops, restaurants artisan cafés, including a cinema and a number of theatres.

There are also a variety of recreational facilities close by including Merchants' of Edinburgh Golf Course, Craiglockhart Leisure and Tennis Centre and the Midlothian Snowsports Centre at Hillend, whilst the trails of Easter Craiglockhart Nature Reserve, the Union canal walkway, Colinton Dell, Blackford Hill and the Hermitage of Braids offer lovely walks and cycle routes.

The area is also very popular with families, largely due to its selection of well-regarded nursery, primary and secondary schools, including a selection of private day nurseries and wraparound care facilities.

Colinton Road is close by to George Watson's College and further

private options including George Heriot's School and The Rudolph Steiner School are also in close proximity. Edinburgh Napier University is easily reached on foot with Edinburgh College of Art, Edinburgh University's Old Quadrangle and George Square campuses a short bus ride away, as well as bus links to Heriot-Watt University. Colinton Road benefits from good proximity to numerous bus routes, the City Bypass, Edinburgh International Airport and central Scotland's motorway network.

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, bars and buildings of historic and architectural interest.



Merchants of Edinburgh Golf Course, Craiglockhart Leisure And Tennis Centre, Views of Morningside Streets, Slateford Bowling Green & The Water of Leith Visitors Centre



# 222 COLINTON ROAD



McEwan Fraser Legal are delighted to be able to present an excellent opportunity to acquire this highly desirable five/six bedroom detached property, which is situated within the Craiglockhart area of Edinburgh. Early viewing of this property is highly recommended.

Externally this property sits within a large manicured plot with large attractive gardens to the rear, a driveway, garage, and front gardens. Internally the accommodation is in good decorative order throughout with opportunities to modernise specific areas depending on individual taste. Similar to a few other properties/plots within the area, there is scope to extend and alter the already existing property subject to the correct planning permission.

There is an entrance porch which leads through to the hallway. There is a large lounge with enough room for multiple items of free-standing furniture. The dining room is perfect for family gatherings and also provides direct access to the rear garden via a set of French doors.

The fitted kitchen features many amenities, including an integrated oven and separate electric hob. Much like the dining room, the kitchen also provides enough space for a table and chairs.

There are two double bedrooms, both of which provide a comfortable amount of living space, with the second bedroom featuring a built-in hand basin. The family bathroom is a three-piece white suite which features a curved bath with an overhead shower and a glass shower screen. The ground floor is completed by the small study/office area.

On the first floor, there are a further three double bedrooms. The third bedroom also features an adjoining en-suite bathroom. The first floor also features plenty of storage space with direct access to the eaves.





KITCHEN



DINING ROOM



BEDROOM ONE



BEDROOM TWO



LANDING



“...INTERNALLY THE ACCOMMODATION IS IN GOOD DECORATIVE ORDER THROUGHOUT WITH OPPORTUNITIES TO MODERNISE...”

BEDROOM THREE

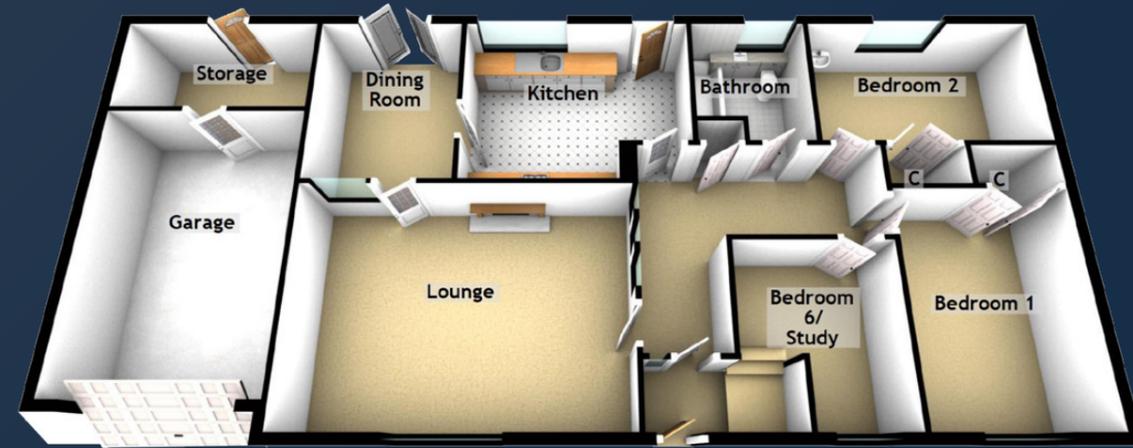
BEDROOM SIX

BEDROOM FIVE

BEDROOM FOUR

BATHROOM

# SPECIFICATIONS



## Approximate Dimensions (Taken from the widest point)

### Ground Floor

Lounge	5.88m (19'3") x 4.26m (14')
Kitchen	4.21m (13'10") x 3.25m (10'8")
Bedroom 1	4.32m (14'2") x 3.07m (10'1")
Bedroom 2	4.19m (13'9") x 2.50m (8'2")
Bedroom 6/ Study	3.20m (10'6") x 2.79m (9'2")
Dining Room	3.25m (10'8") x 2.68m (8'10")
Garage	5.20m (17'1") x 3.60m (11'10")
Bathroom	2.50m (8'2") x 2.14m (7')

### First Floor

Bedroom 3	5.20m (17'1") x 3.06m (10')
En-suite	2.03m (6'8") x 1.75m (5'9")
Bedroom 4	5.20m (17'1") x 3.11m (10'2")
Bedroom 5	3.54m (11'7") x 2.88m (9'5")

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

162m<sup>2</sup>

### EPC Rating

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### Extras (Included in the sale)

All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



EXTERIOR



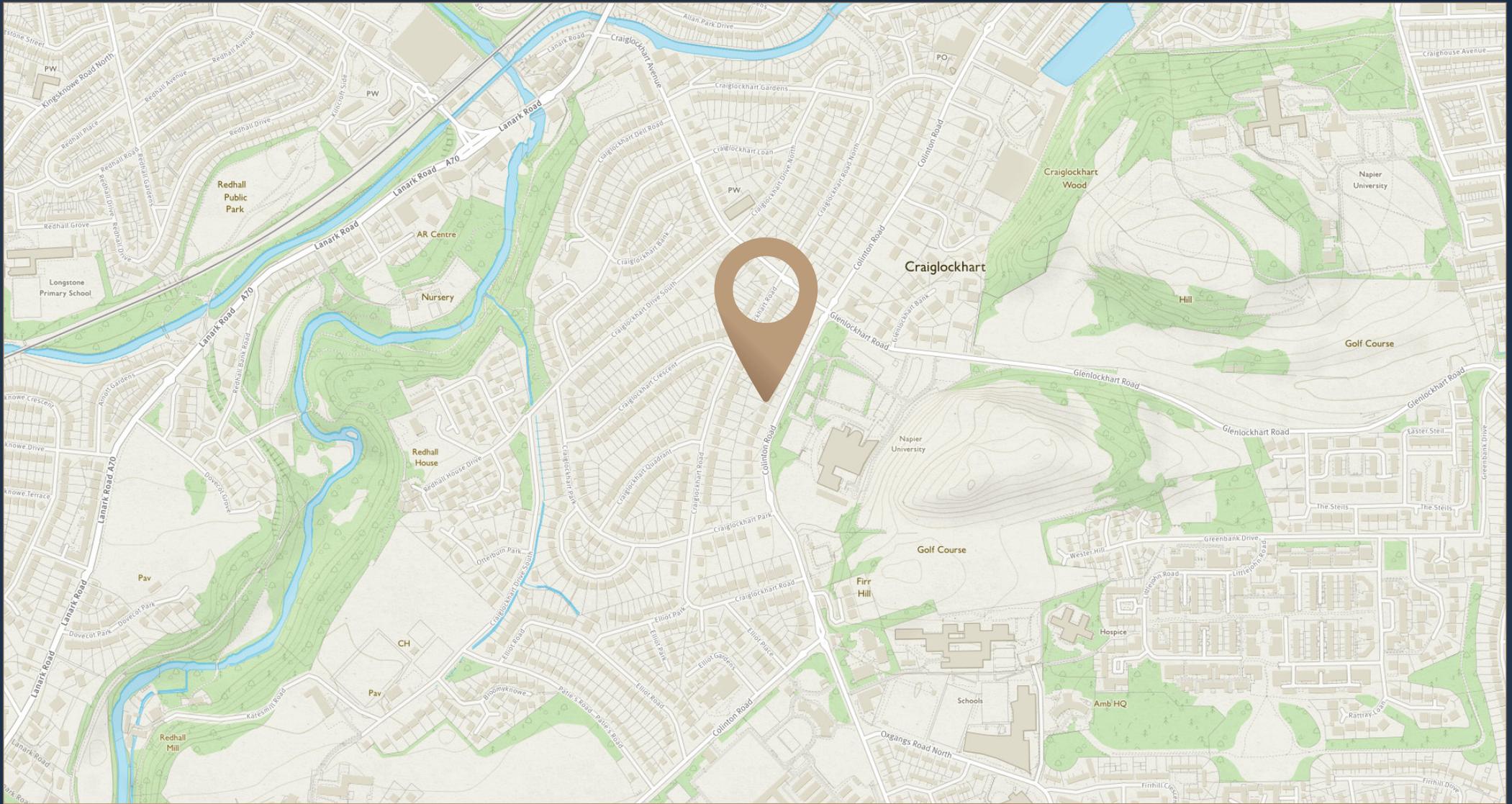


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

**Part  
Exchange  
Available**



Text and description  
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