

# 24 Colinton Mains Road

EDINBURGH, EH13 9AW



TWO-BEDROOM, MAIN  
DOOR LOWER VILLA



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







McEwan Fraser is delighted to present this extended, two-bedroom, main door lower villa to the market. The property boasts excellent proportions, gas central heating, double glazing, private front garden, communal drying green and driveway.

The property is accessed through a door to the side of the building which opens into the central hallway. The hallway itself includes integrated storage and divides the entertaining space to the rear from the bedrooms to the front. Accommodation is focused on a rear facing living room and attached dining room. Naturally bright, this wonderful combined entertaining space has tremendous floor space and plenty of scope for various furniture configurations. The kitchen is accessed from the living room and includes a good range of base and wall-mounted units arranged around a free-standing cooker. There is an attached utility room.

**24 Colinton Mains Road**





**Dining Room**





# The Kitchen



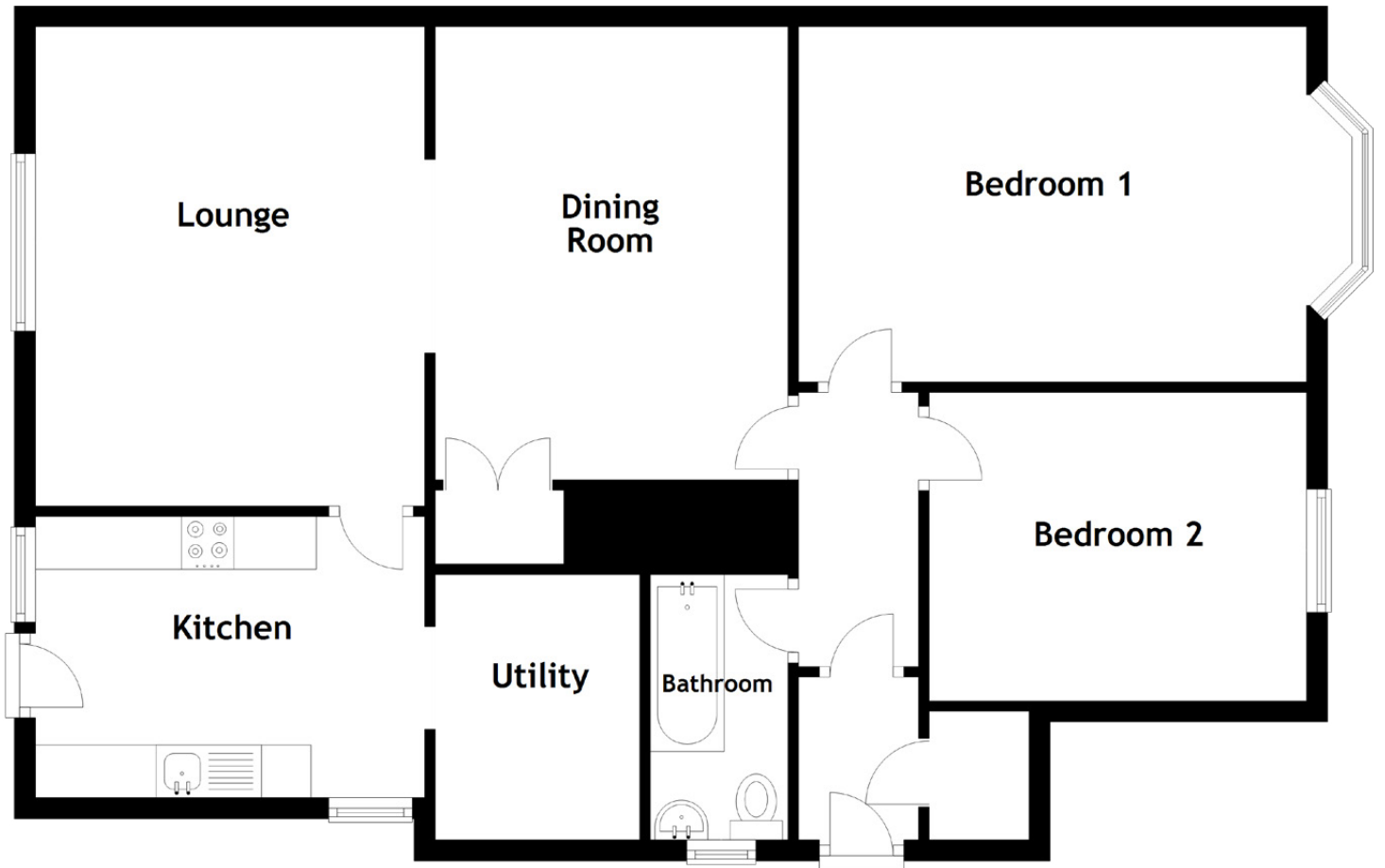


The bay-fronted master bedroom faces the front of the property. A very generous bedroom, the master boasts a huge amount of floor space for a full range of furniture. The second bedroom is also a well-proportioned double. Accommodation is completed by the tiled bathroom which includes a three-piece suite with shower over bath.









Approximate Dimensions

(Taken from the widest point)

Lounge	4.55m (14'11") x 3.70m (12'2")
Dining Room	4.30m (14'1") x 3.35m (11')
Kitchen	3.70m (12'2") x 2.67m (8'9")
Utility	2.52m (8'3") x 2.19m (7'2")
Bedroom 1	5.16m (16'11") x 3.37m (11'1")
Bedroom 2	3.59m (11'9") x 2.93m (9'7")
Bathroom	2.52m (8'3") x 1.31m (4'3")

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup>

EPC Rating: C









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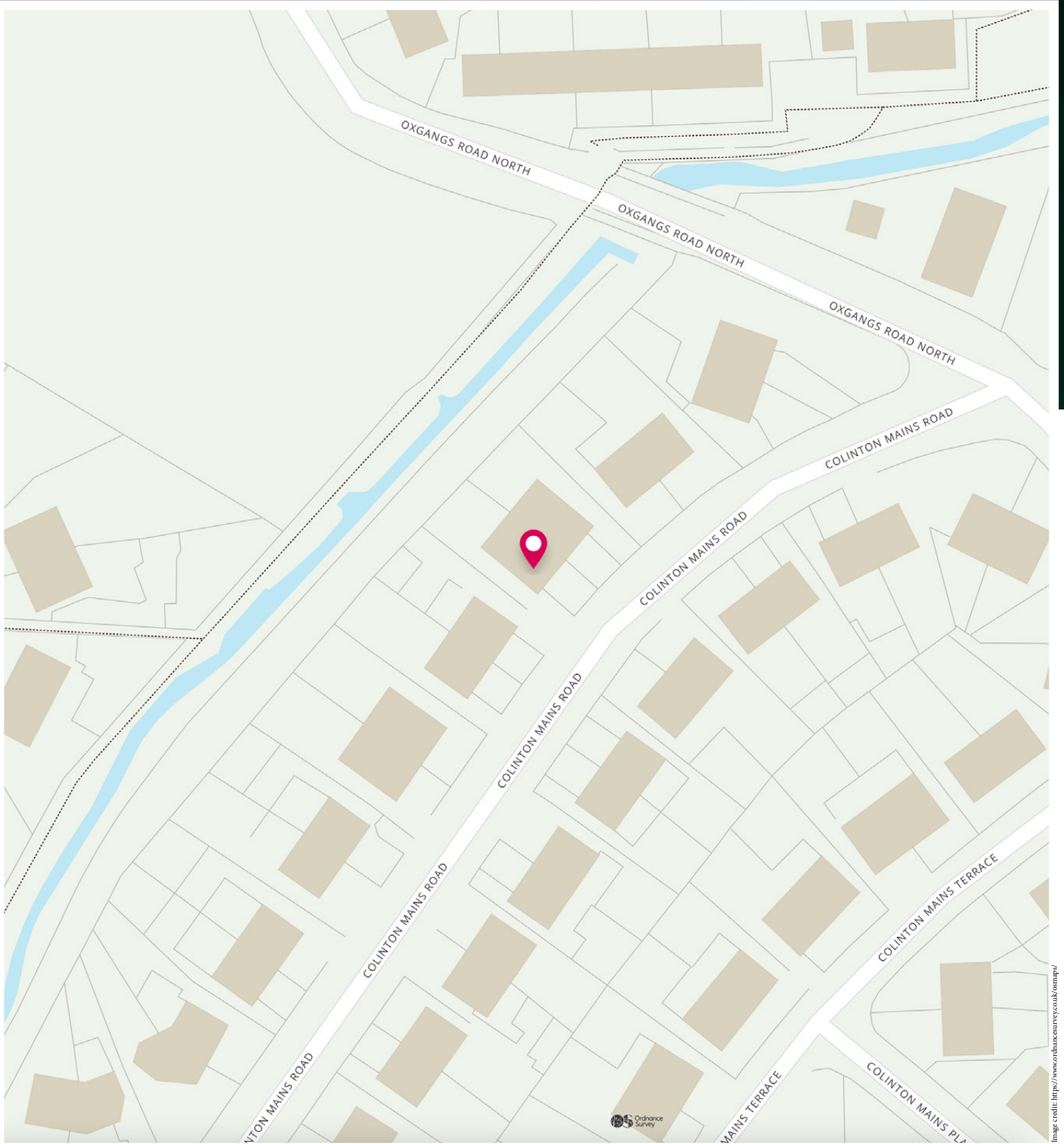
Colinton Mains is a popular area within Edinburgh and is situated on the South side of the city. The area displays a wide variety of property styles, with the majority of properties being upper and lower villas. Colinton Mains is well served with a number of local shops, and these will provide most daily requirements including a Post Office and banking services. There is a Morrisons at the Junction of Oxgangs 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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## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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