

28 Torphin Road

EDINBURGH, EH13 0HW



Spacious Three Bedroom Detached Bungalow in Colinton. Requiring modernisation and situated on a large corner plot, this property offers an excellent development opportunity.



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McEwan Fraser Legal is delighted to present this three bedroom family home in Colinton which would benefit from development.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which is rear-facing and is flooded with natural light. Benefiting from a fireplace which provides a focal point in the room.
- Spacious kitchen area that leads to the lounge of the property and also provides access to the side of the plot.

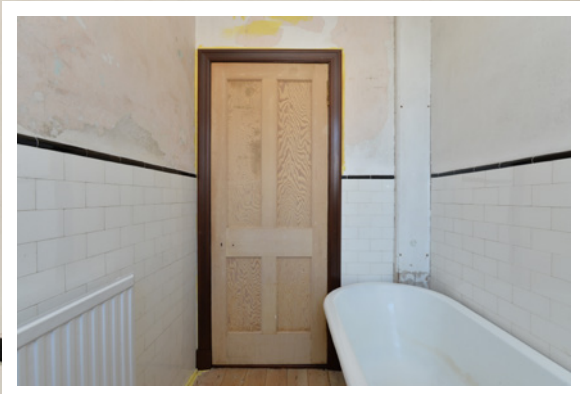
THE KITCHEN





- The home is fitted with a three-piece bathroom which comes partially tiled.
- There are three bedrooms which are all double in size and really offer adaptable and flexible living space.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



In addition, the property includes large garden grounds as it sits at the end of a row of homes. These gardens are to the front and rear with a sunny south-facing garden to the side.

This is a unique opportunity to acquire a home in Edinburgh's much sought-after Colinton area.

THE GARDENS



FLOOR PLAN, DIMENSIONS & MAP

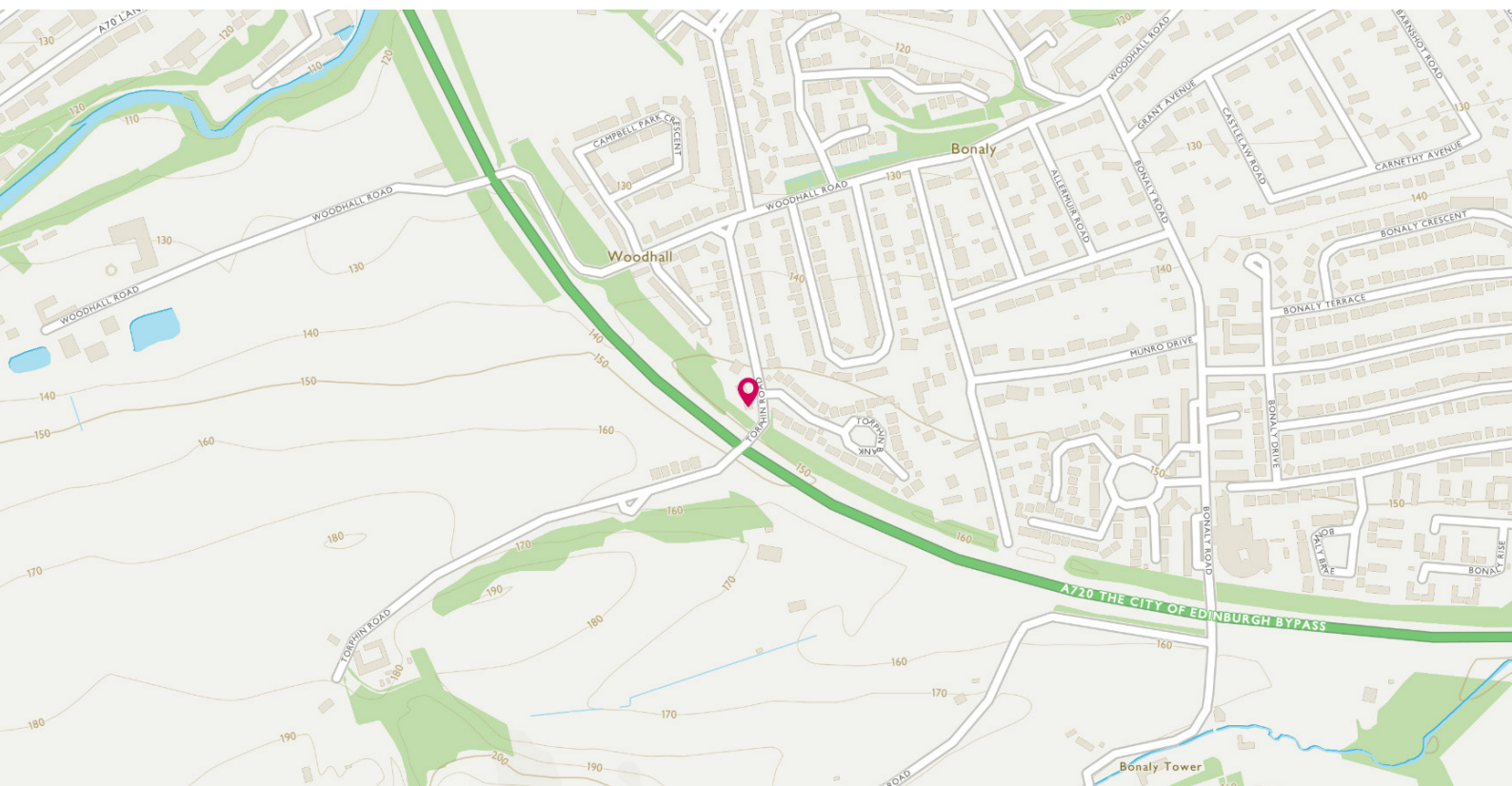


Approximate Dimensions
(Taken from the widest point)

| | |
|-------------|--------------------------------|
| Living Room | 4.81m (15'9") x 3.93m (12'11") |
| Kitchen | 3.95m (13') x 2.18m (7'2") |
| Bedroom 1 | 4.67m (15'4") x 3.95m (13') |

| | |
|-----------|-------------------------------|
| Bedroom 2 | 3.49m (11'5") x 3.49m (11'5") |
| Bedroom 3 | 3.95m (13') x 2.79m (9'2") |
| Bathroom | 2.58m (8'6") x 1.52m (5') |

Gross internal floor area (m²): 84m²
EPC Rating: E



THE LOCATION

Colinton is a thriving and vibrant residential area located approximately 4 miles south of the city centre. Within the immediate area, there are amenities to meet everyday needs including specialist shops, a Post Office and several supermarkets.





A short drive via the nearby Edinburgh City Bypass you will find a number of retail parks more than adequately meeting additional shopping requirements. Leisure facilities are well provided for by way of public parks, Hillend Ski Slope, Craiglockhart Sports Centre and the Pentland Hills which are home to a number of golf courses.

Locally, there is a good range of well-regarded nursery, primary, and secondary schools. At further education level is the nearby Edinburgh Napier University Craiglockhart Campus. Regular bus links into the city centre and the nearby Edinburgh City Bypass providing access to the A1, Edinburgh Airport and major motorway networks make this area ideal for commuting.



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