

17/4 The Gallolee

COLINTON, EDINBURGH, EH13 9QL



This spacious one-bedroom apartment sits back from Redford Road within walking distance of Colinton Village



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McEwan Fraser is delighted to present this spacious one-bedroom apartment to the market. The Gallolee sits back from Redford Road within walking distance of Colinton Village which means the property has access to a wealth of local amenities and excellent transport links to Edinburgh city centre. The property would make an ideal first-time buy or sensible buy-to-let investment. The property is currently tenanted so an investor may have the opportunity to purchase the property with a tenant in place.

THE LIVING ROOM



Internal accommodation is focused on a spacious living room which has generous floor space and ample natural light arriving through a picture window with a southerly aspect and views towards the Pentland Hills. Neutrally decorated and carpeted, the proportions of the living room give plenty of flexibility for different furniture arrangements. This will give the new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



There is a separate kitchen which includes a range of base and wall-mounted units with integrated hob, oven, and freestanding appliances. All appliances will be included in the sale. The kitchen is slightly dated but compact and very functional.



The bedroom is a well-proportioned double that has a large integrated wardrobe and space for further freestanding bedroom furniture. The bedroom window has a northerly aspect which means it will never be too bright to have a lie-in on a lazy weekend.

Accommodation is completed by the bathroom which is fully tiled and boasts a three-piece suite with a shower over the bath.

THE BEDROOM



THE BATHROOM



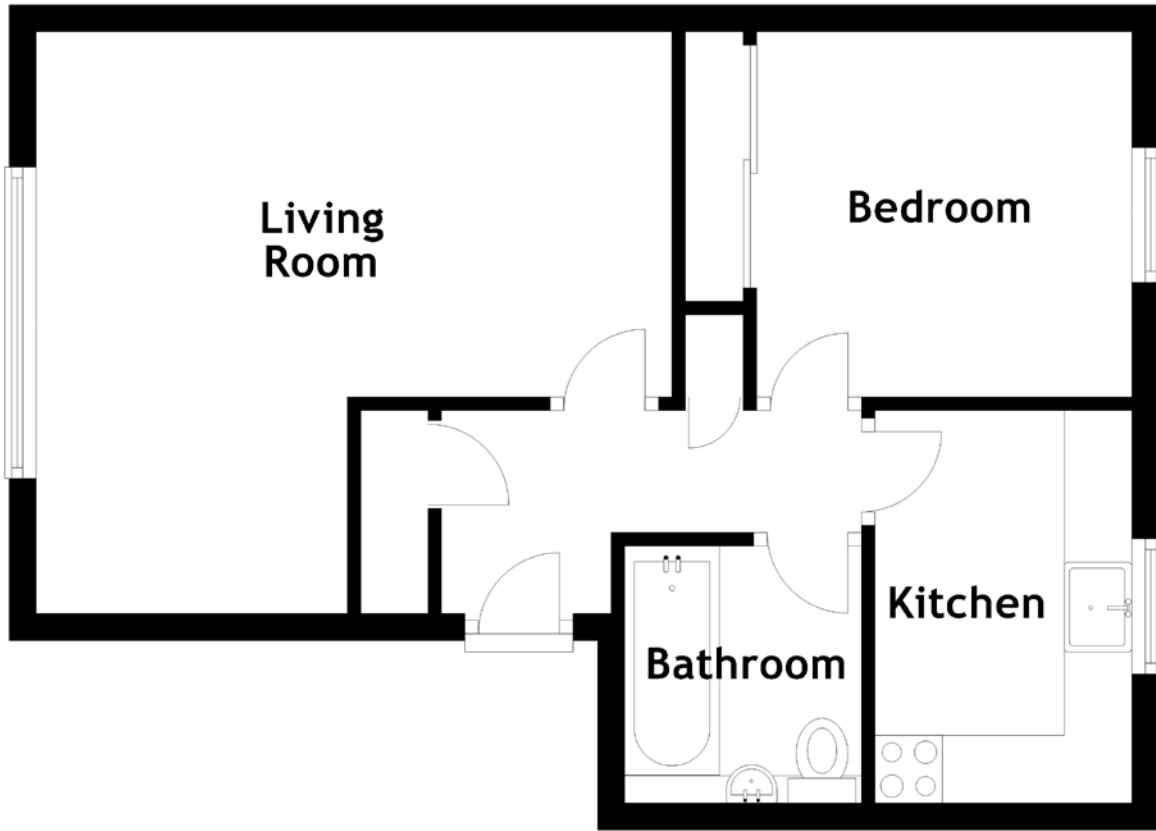
Further benefits include a secure entry system, double glazing, modern electric heating, excellent parking with ample spaces for residents and visitors, a communal bike store, and well-maintained communal gardens which are managed by the factor.

This is a generous apartment with plenty of potential and internal viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

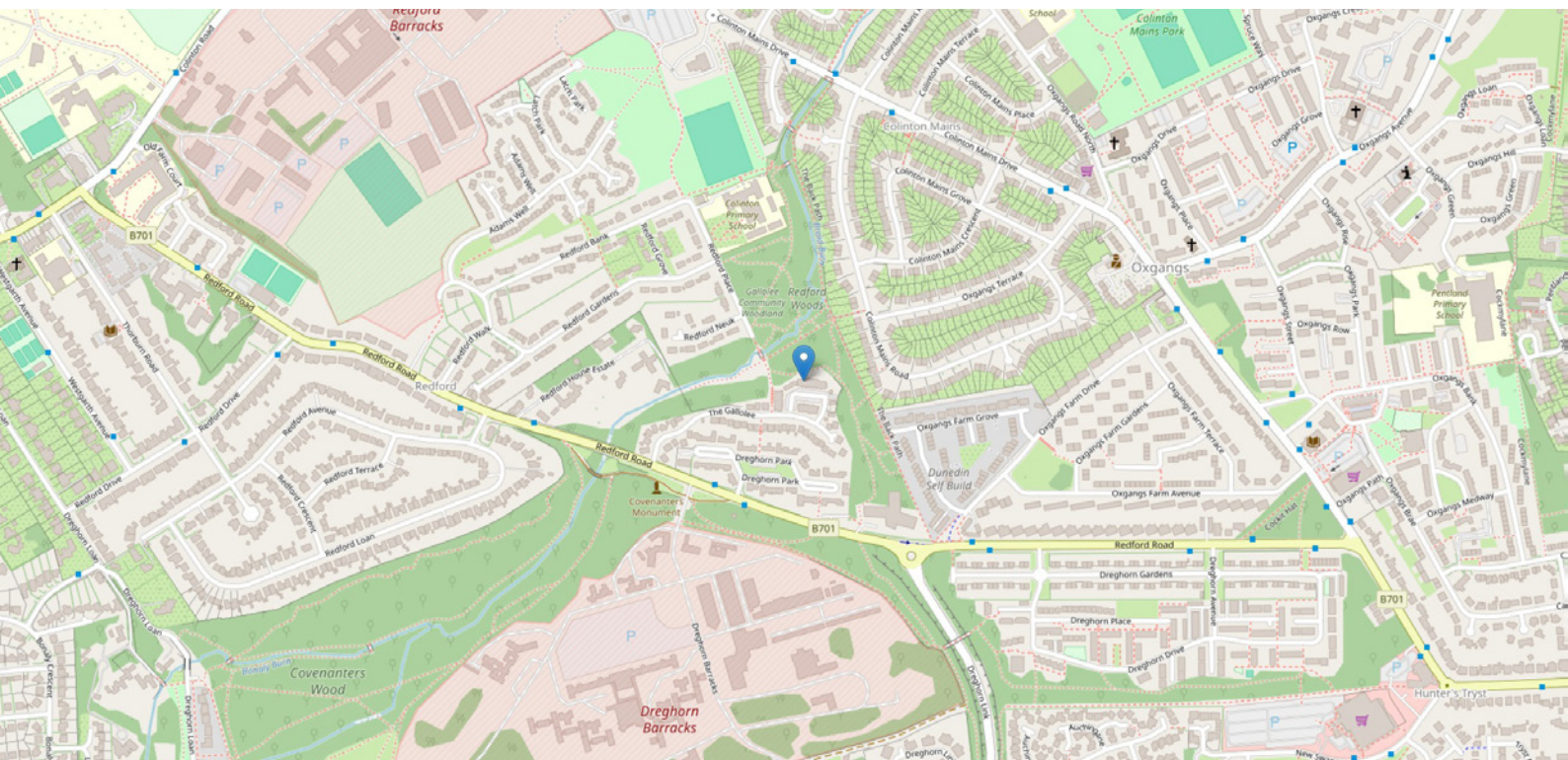
Living Room
Kitchen

4.70m (15'5") x 4.30m (14'1")
2.90m (9'6") x 1.90m (6'3")

Bedroom
Bathroom

2.77m (9'1") x 2.70m (8'10")
1.90m (6'3") x 1.75m (5'9")

Gross internal floor area (m²): 44m²
EPC Rating: C



THE LOCATION

The Gallolee is situated in the sought-after residential area of Colinton which lies to the southwest area of Edinburgh near the Pentland Hills.





It is close to the historic and picturesque Colinton Village which has a broad range of local amenities and activities including a good selection of everyday shops, a health centre, a pharmacy, a Post Office, pubs, restaurants, supermarkets including a Scotmid in Colinton Village and Colinton Mains, a large Tesco that is within a 10 minute quiet walk along a semi-rural path, and an Aldi in Colinton Mains, and a Morrisons at nearby Hunter's Tryst. The Pentland Hills and Colinton Dell are all within walking distance and offer many pleasant recreational pursuits for walkers and cyclists. The area has good golf courses and easy access to Midlothian Snowsports Centre and Craiglockhart Leisure and Tennis Centre. The Edinburgh City Bypass is situated nearby providing links to the main motorway network, Edinburgh Airport, East Lothian, and Midlothian. The city centre is readily accessible by car (15-20 minutes) or via one of the frequent bus services which pass through the area.



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