



  
**McEwan Fraser Legal**

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**397 Lanark Road**

COLINTON, EDINBURGH, EH13 0NQ



# COLINTON

## EDINBURGH

### EH13 0NQ



THE WORLD FAMOUS  
HILLEND DRY SKI-SLOPE IS  
JUST A SHORT DRIVE  
AWAY AND NEXT DOOR TO  
THIS THERE ARE BEAUTIFUL  
WALKS THROUGH THE  
PENTLAND HILLS, WITH  
PANORAMIC VIEWS  
OVER  
THE CITY...

Colinton Village is considered to be one of Edinburgh's most popular areas 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 Village is well served with a number of local shops, which will provide most

daily requirements as well as a Post Office and banking services. Also at Colinton Mains, there is a Morrisons at the junction of Oxfangs Road and Swanston and this is just a short drive away as well as there also being 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.

Colinton is surrounded by a number of lovely public parks and golf courses. There are delightful walks along the Braid Burn and both Braid and Blackford Hills are within easy reach. The world famous Hillend dry ski-slope is just a short drive away and next door to this there are beautiful walks through the Pentland Hills, with panoramic views over the city.

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397  
LANARK  
ROAD



A

this property is highly recommended Internally this accommodation is in excellent decorative order, briefly comprising; Ground Floor: Entrance porch, internal hallway including a shelved storage cupboard as well as an under-stair storage

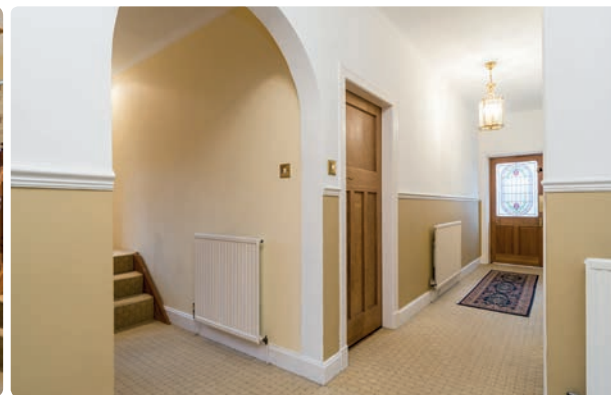
n excellent opportunity has arisen to acquire this highly desirable detached house, well situated within the Colinton area of Edinburgh. Viewing of

cupboard, a grand sitting room with a large bay window and a feature gas fire, a spacious family room including a further bay window as well as a feature gas fire and Edinburgh Press, a fully fitted kitchen, benefiting from an integrated four gas hob/oven, extractor hood and access to the rear sun room, leading onto the rear garden, two double bedrooms, one of which includes a further Edinburgh Press and a three piece, partially tiled family bathroom benefiting from an overhead shower.

First Floor: Landing with built-in shelving, a large master bedroom including a study area as well as a three piece, partially tiled en-suite, Jack & Jill bathroom, benefiting from an over-head shower and a further large double bedroom with a further study area as well as a shelved storage cupboard. This property also benefits from high ceilings as

well as real wood flooring throughout the ground floor, with the exception of the family bathroom, gas central heating, secondary glazing, substantial private garden grounds surrounding the property, providing the opportunity of a creating a horse shoe driveway to the front, replacing the two existing single driveways at either side of the property which currently accommodates secure off-street parking for up to seven cars as well as more than adequate unrestricted on-street parking to accommodate for visitors.

*Development Opportunity : Please note, similar to a few other properties/plots within the area, there is scope to extend and alter the already existing property, or alternatively for any property developers, the opportunity existing to reconfigure the plot altogether if desired.*



ENTRANCE HALLWAY // KITCHEN



## LOUNGE

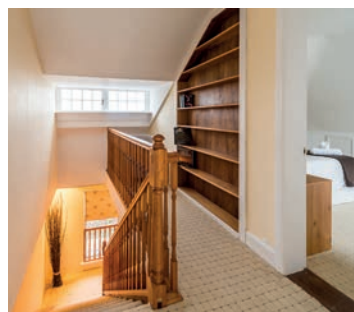
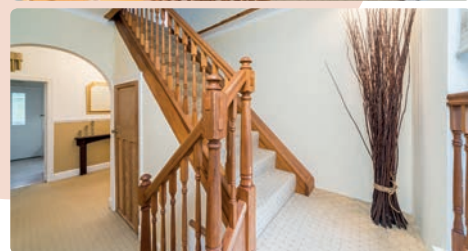
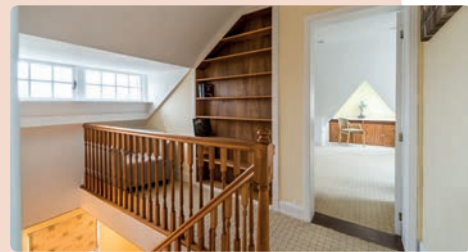


...THIS PROPERTY  
ALSO BENEFITS  
FROM HIGH CEILINGS  
AS WELL AS REAL  
WOOD FLOORING  
THROUGHOUT THE  
GROUND FLOOR...

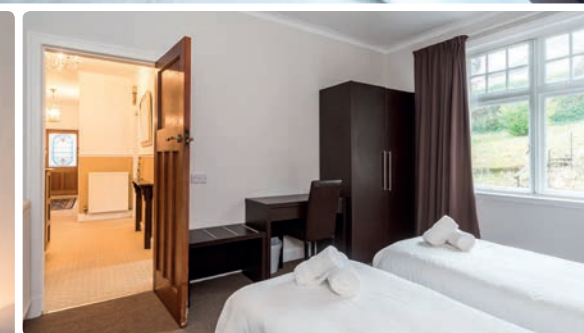
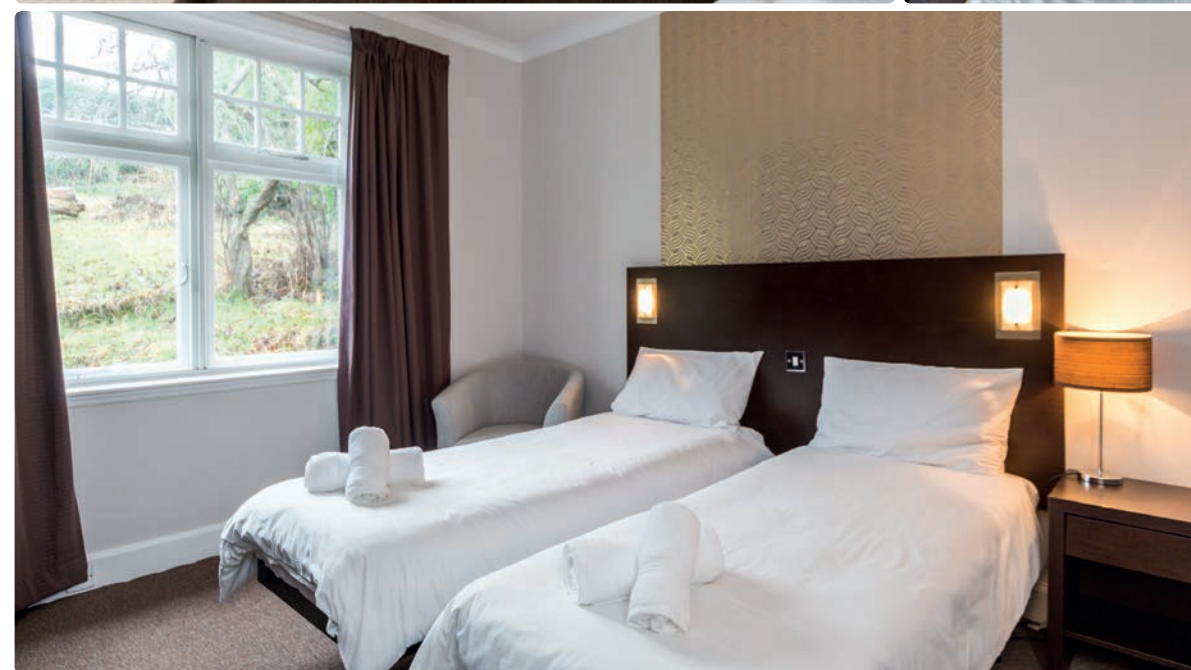
## BEDROOM 1





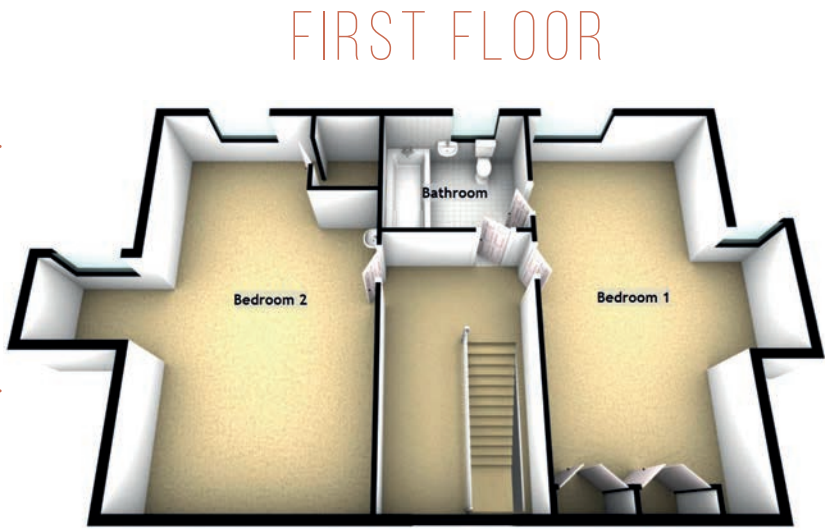


DINING ROOM/  
BEDROOMS &  
BATHROOM





CURRENT PROPERTY SPECIFICATIONS



APPROXIMATE DIMENSIONS  
(Taken from the widest point)

Lounge	4.99m (16'4") x 4.82m (15'10")
Kitchen	3.24m (10'8") x 2.68m (8'10")
Dining Room/Bed	4.74m (15'7") x 3.90m (12'10")
Bedroom 1	6.45m (21'2") x 3.82m (12'6")
Bedroom 2	6.57m (21'7") x 3.64m (11'11")
Bedroom 3	3.94m (12'11") x 3.61m (11'10")
Bedroom 4	3.65m (12') x 3.57m (11'9")
Bathroom	2.14m (7') x 1.88m (6'2")
Bathroom	2.68m (8'10") x 1.42m (4'8")
Garage	6.80m (22'4") x 2.89m (9'6")

GROSS INTERNAL FLOOR AREA (m²) - 148 m²

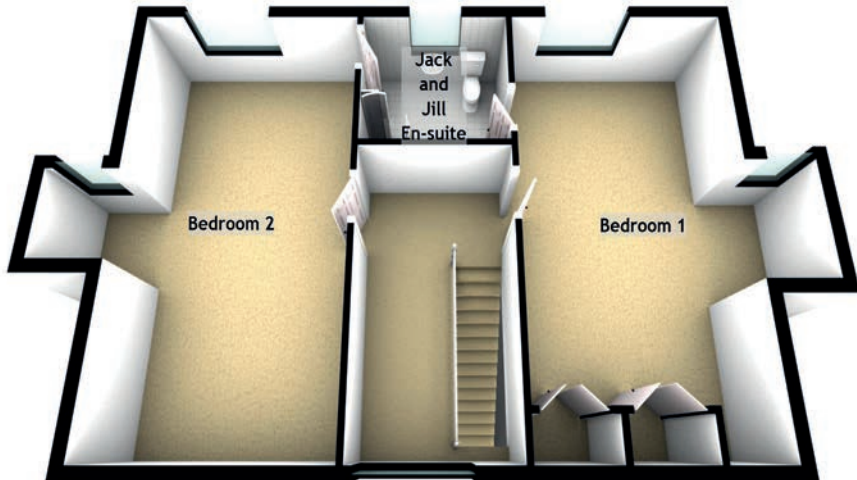
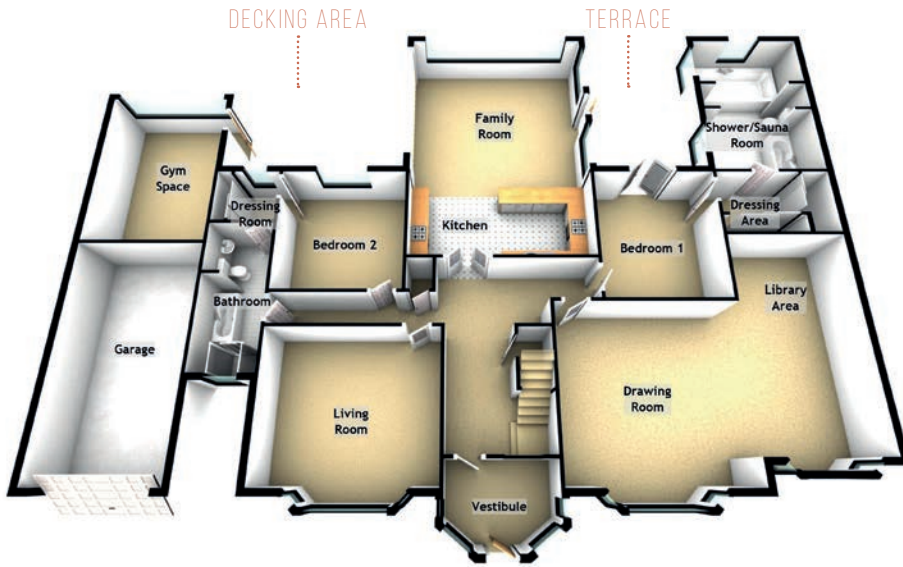
EPC RATING - F

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.



POTENTIAL DEVELOPMENT PLANS



4 BED

2 BATH

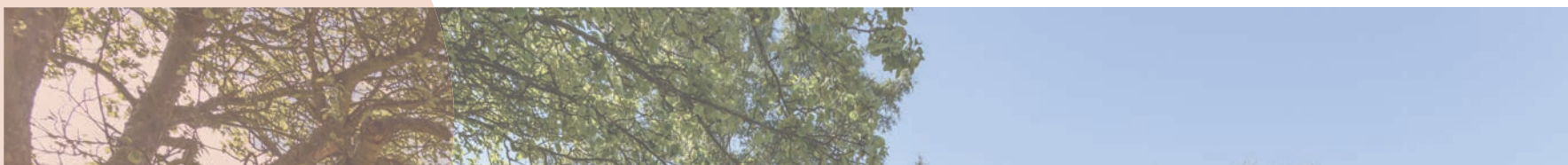
DRIVEWAY

ENERGY

F

EPC RATING





  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents

Part  
Exchange  
Available



Text and description  
**SEAN NICOL**  
 Surveyor



Professional photography  
**PHILIP STEWART**  
 Photographer



Layout graphics and design  
**EAMONN MULLANE**  
 Designer

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