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COLINTON, EDINBURGH, EH13 0HJ



*SPACIOUS THREE-BEDROOM DETACHED
BUNGALOW IN SOUGHT-AFTER COLINTON*



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McEwan Fraser is delighted to present this three-bedroom detached bungalow to the market. Situated in sought after Colinton, the property offers excellent proportions and benefits from gas central heating, double glazing, garage, driveway, and a large mature rear garden.

Internally, the property is presented in good order. Properties of this style are often substantially extended on the ground floor and into the loft (STPP). This is an ideal opportunity for a buyer who is keen to make their own mark on their new home.



You enter the property through a central front door to find a welcoming hallway that is neutrally decorated and benefits from exposed wooden floorboards which run throughout much of the property.

The hallway separates two large bay fronted double bedrooms that can easily accommodate a full suite of free-standing bedroom furniture. The third bedroom overlooks the rear garden and is also a large double.

The accommodation is focused on a bright and neutrally decorated living room which also overlooks the rear garden. There is ample space for a large suite of furniture including a dining table. The original kitchen has been opened into the living room which has allowed the inclusion of a full range of base and wall-mounted units with extensive worktop space. There is a range of integrated appliances including a five-ring gas hob, oven, fridge freezer, dishwasher and washing machine. The accommodation is completed by the partially tiled bathroom and includes a white three-piece suite.







bedroom 1





bedroom 2





bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	5.06m (16'7") x 3.65m (12')	Bathroom	3.01m (9'10") x 1.69m (5'7")
Kitchen	3.81m (12'6") x 2.56m (8'5")	Garage	4.97m (16'4") x 3.03m (9'11")
Bedroom 1	4.59m (15'1") x 3.56m (11'8")		
Bedroom 2	3.96m (13') x 3.65m (12')	Gross internal floor area (m ²):	97m ²
Bedroom 3	3.81m (12'6") x 3.54m (11'7")	EPC Rating:	D

Externally, the property is set back and elevated from street level with a mature front garden laid to lawn. A driveway to one side affords access to an attached garage. The rear garden is particularly generous. There is a large patio and an extensive lawn bordered by mature hedges. The garden is large enough that a substantial rear extension would not fundamentally impact its utility.







Situated just over four miles southwest of the city centre, the exclusive residential suburb of Colinton is renowned for its quaint village ambience and tranquil setting on the banks of the picturesque Water of Leith. The historic village, which has been lovingly preserved over the years, is characterised by its romantic country lanes and stunning period architecture. Colinton Village is home to a raft of independent retailers and local businesses, including restaurants, pubs and a post office. In addition to supermarkets nearby, the bustling high streets of neighbouring Morningside and Bruntsfield also offer excellent local amenities. Colinton is cherished for its close proximity to nature: the enchanting woodland of Colinton Dell provides a natural habitat for diverse animals and plant-life and hosts several sites of historical interest, while the majestic Pentland Hills are just a short drive away. Colinton is served by an excellent range of schools and the area is also extremely well placed for some of the capital's finest independent schools, namely Merchiston Castle School, which is located just outside the village.

Thanks to its location southwest of the city centre, Colinton enjoys convenient links to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks. Excellent public transport services and extensive cycle paths also provide swift and easy access to the city centre.

The Location

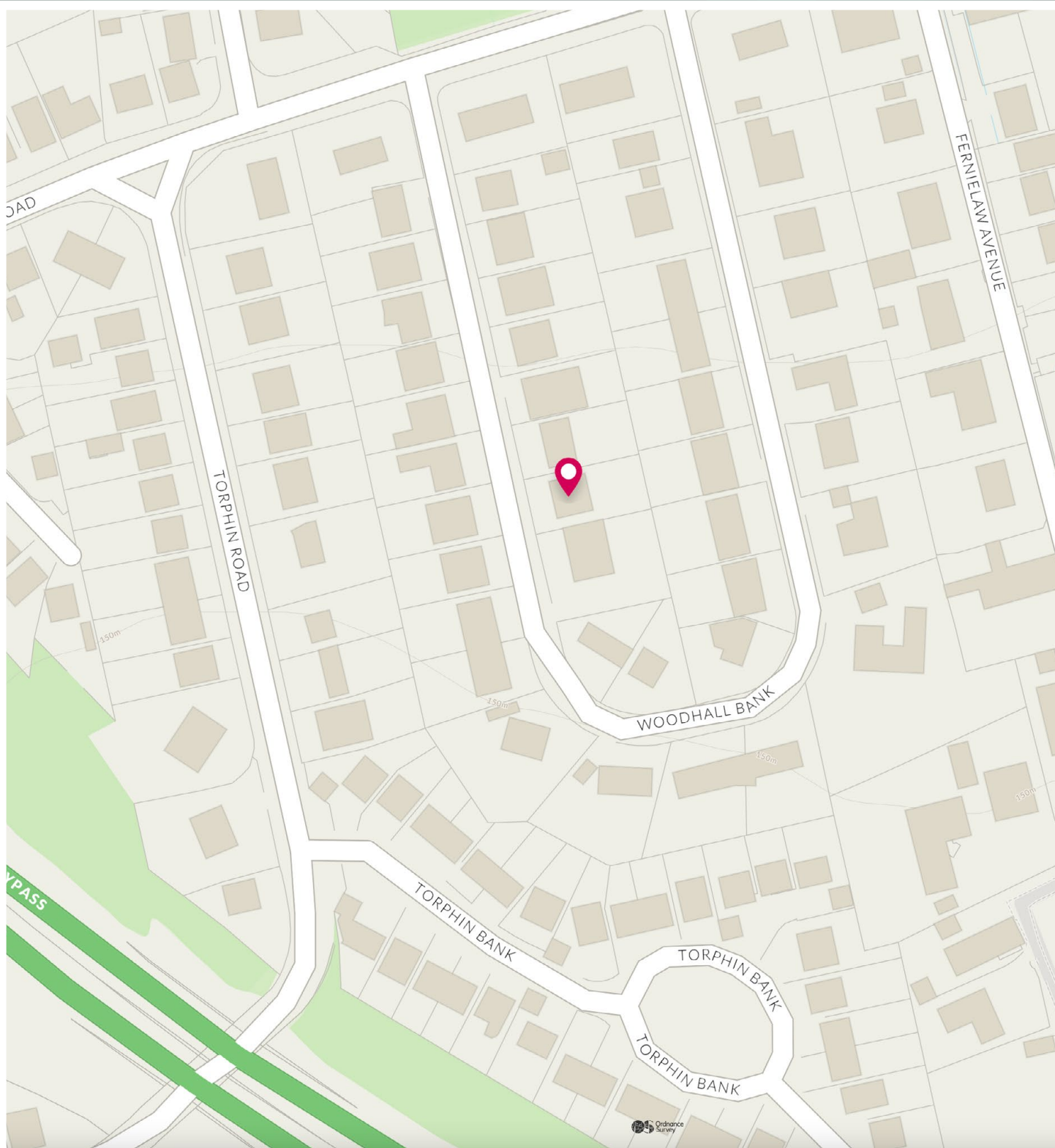


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