

132 Colinton Mains Road

COLINTON, EDINBURGH, EH13 9DN



Two-bedroom main-door upper villa which would be ideal for first-time buyers, young professionals, or those looking to downsize



0131 524 9797



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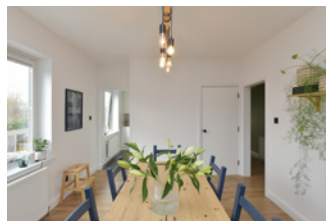


info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this two-bedroom main-door upper villa which would be ideal for first-time buyers, young professionals, or those looking to downsize. The property is presented in excellent condition and benefits from a floored and lined attic room, gas central heating, double glazing, driveway, a private section of garden, and access to a wide selection of amenities and transport links into the city centre.

THE LIVING ROOM



Internal accommodation is focused on a spacious living room which overlooks the rear garden and is flooded with natural light. Boasting contemporary décor, the living room is currently utilised as a dining room. There is plenty of space for a large suite and a new owner will have plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



The kitchen is accessed from the living room and has been refitted to an exacting standard. Clever use of space sees a good range of base and wall-mounted units offer plenty of prep and storage space. The fridge freezer, hob, electric oven, and microwave are all integrated.





Bedroom one is a generous double bedroom which is currently illustrated as an additional living room. This is a generous room that has ample space for a full suite of freestanding bedroom furniture. Bedroom two is a generous double with plenty of space for a full suite of bedroom furniture. Further storage space is provided by a generous attic room which is floored and lined, has a Velux window for natural light, and is connected to the central heating system.

The accommodation is completed by a shower room which is partially tiled and has a window for natural light and extra ventilation. The shower room has a white suite, integrated storage, and a large shower cubicle with a mains shower.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



THE ATTIC

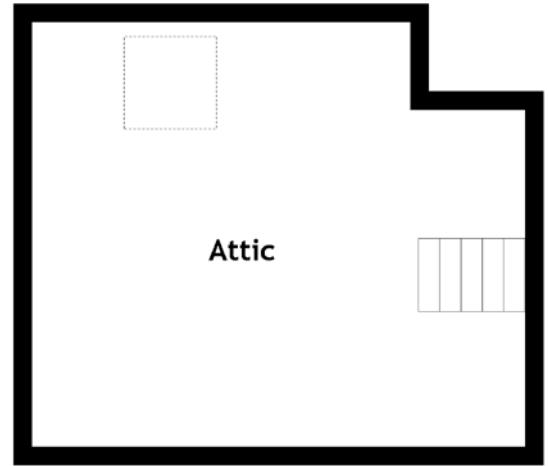
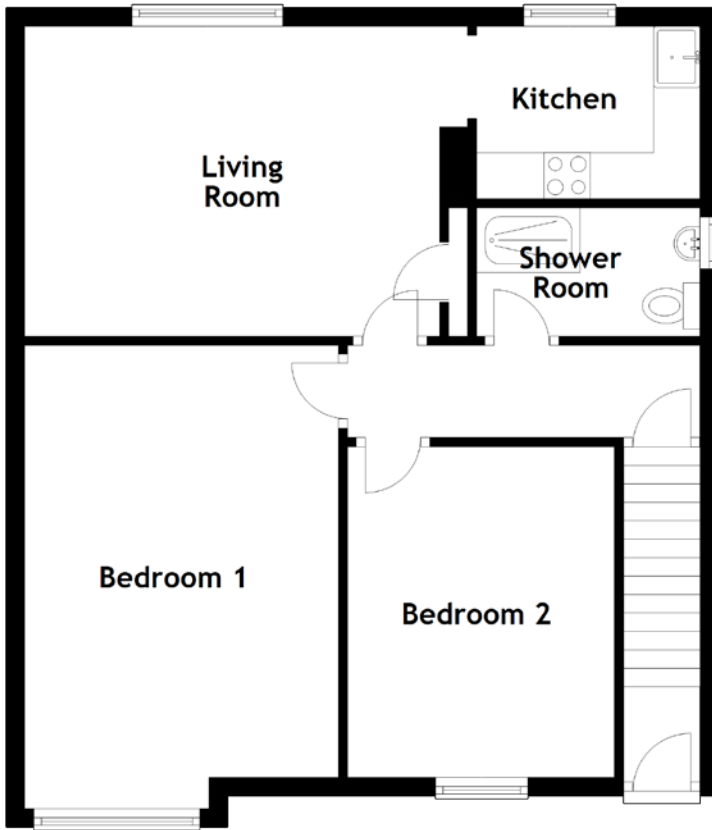


To the front, the property has a driveway. A side path leads to the main entrance and round to a section of garden that has a lawn, a large deck, and a summerhouse. The garden is southwest-facing making it the perfect summer sun trap.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

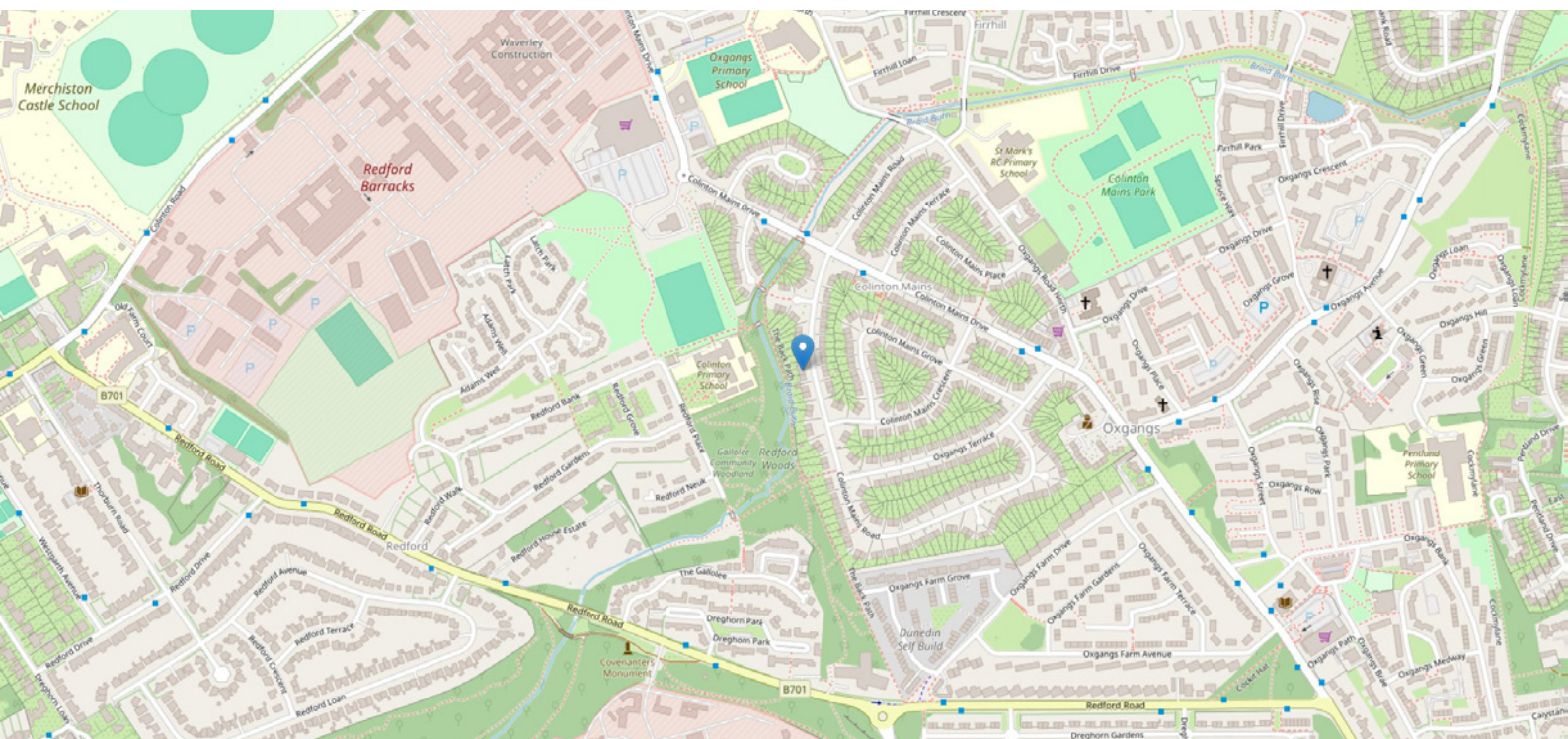


Approximate Dimensions
(Taken from the widest point)

Living Room	4.80m (15'9") x 3.36m (11')
Kitchen	2.42m (7'11") x 1.87m (6'2")
Shower Room	2.42m (7'11") x 1.39m (4'7")

Bedroom 1	5.02m (16'6") x 3.40m (11'2")
Bedroom 2	3.58m (11'9") x 2.89m (9'6")
Attic	5.34m (17'6") x 4.60m (15'1")

Gross internal floor area (m²): 63m²
EPC Rating: C



THE LOCATION

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 Oxfangs 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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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