



Wonderful four bedroom detached bungalow with panoramic views



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This beautifully presented detached bungalow offers excellent sized family accommodation and is situated in this highly desired area of Edinburgh. The property has been maintained by the present occupiers and is in good order throughout and benefits from double glazing, gas central heating, lovely enclosed gardens and a large driveway. Once inside, you will be greeted with a first-class specification.

THE LOUNGE



In more detail, the accommodation comprises; a hallway entrance with access to all apartments on this level. The open planned lounge is pleasantly located to the rear of the property with feature dual aspect windows looking out to views over Edinburgh.

THE KITCHEN



The fitted kitchen is well laid out with a range of floor and wall mounted units with integral appliances, providing a fashionable and efficient workspace.

THE DINING ROOM



The large dining room is located at the front of the property and has space for a table and eight chairs for more formal dining.



There are two large double bedrooms, both with ample space for free standing furniture.

BEDROOM 1



BEDROOM 2



THE BATHROOM



A contemporary partially tiled three-piece family bathroom with an overhead shower completes the impressive accommodation on this level.



BEDROOM 3 & 4



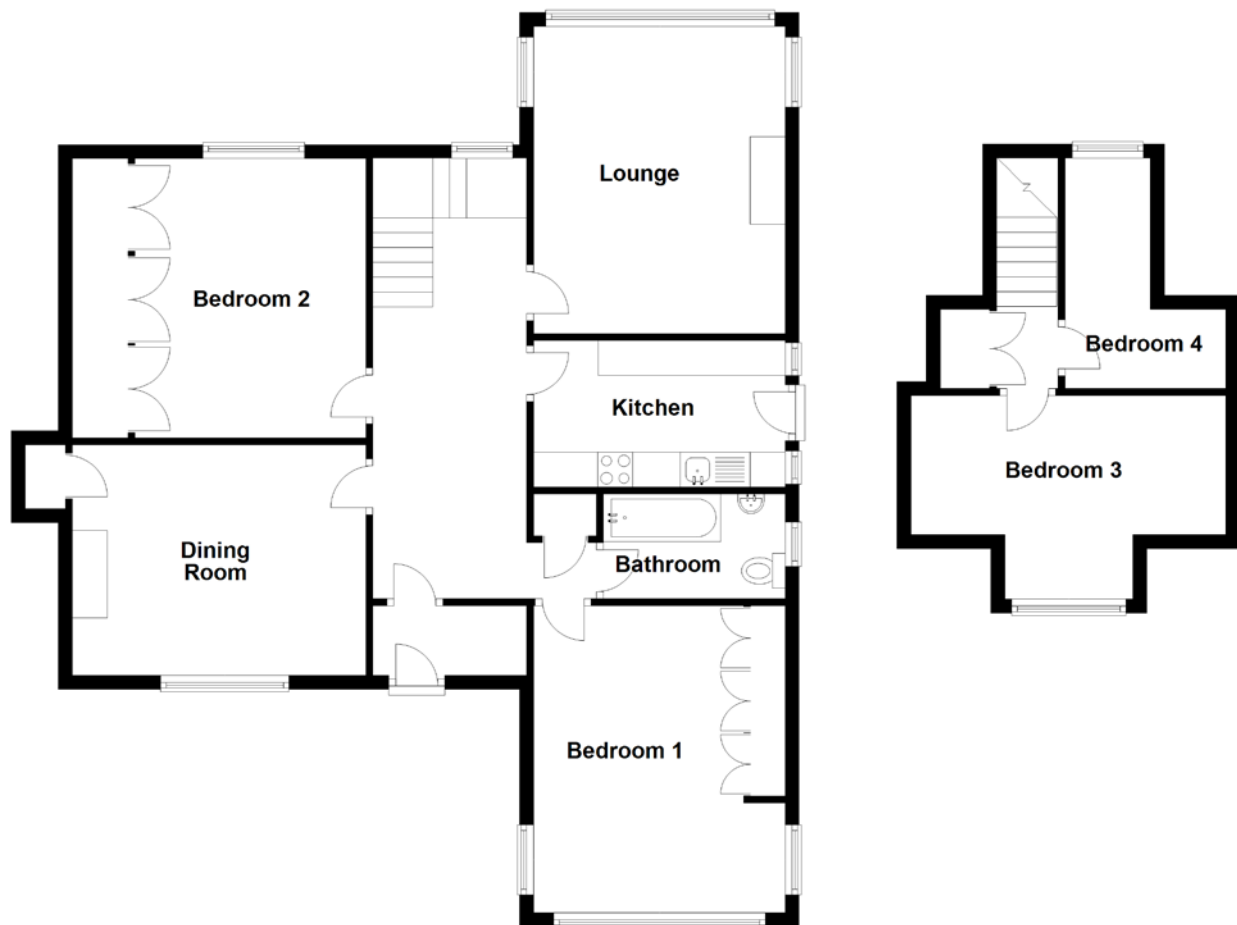
The upper level has two further bedrooms and ample storage.

THE GARDEN

There are well-tended front and rear gardens. To the front of the property, there is a well maintained private garden and a driveway providing off-street parking leading to the detached garage. The rear garden is fully enclosed and provides a safe environment for animals and children.



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

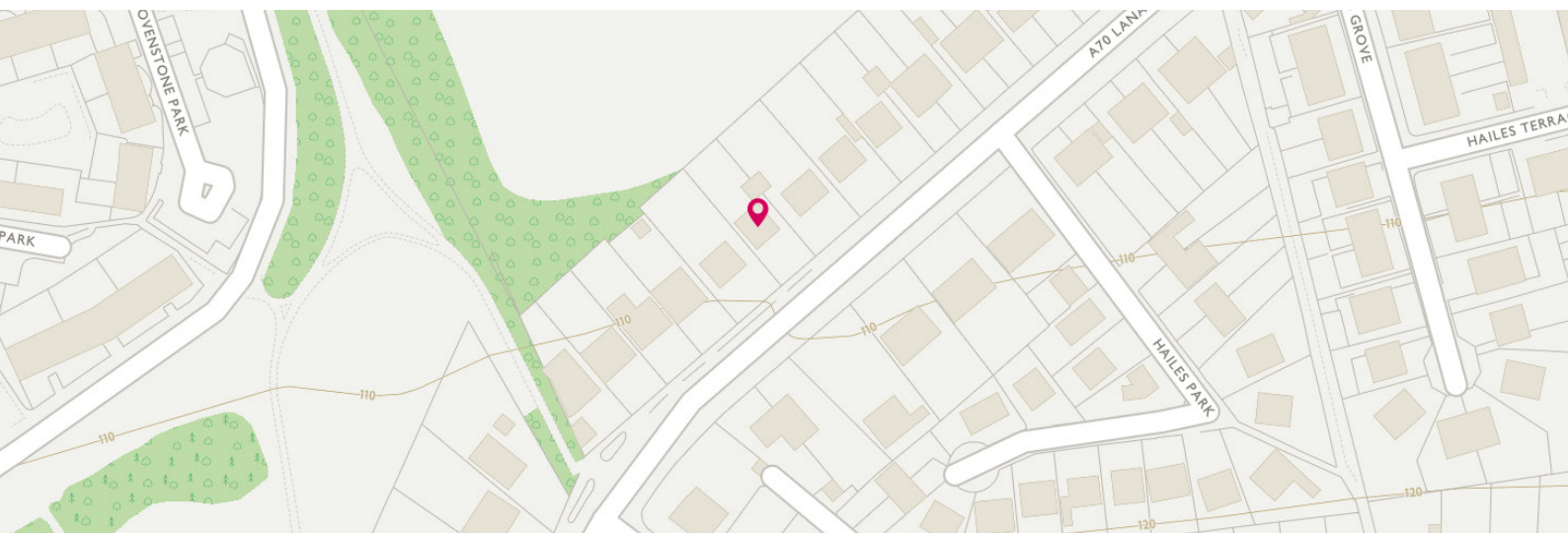
Lounge	4.40m (14'5") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.10m (6'11")
Dining Room	4.20m (13'9") x 3.30m (10'10")
Bedroom 1	4.40m (14'5") x 3.80m (12'6")
Bedroom 2	4.00m (13'2") x 3.30m (10'10")
Bathroom	2.60m (8'6") x 1.50m (4'11")

First Floor

Bedroom 3	4.50m (14'9") x 3.10m (10'2")
Bedroom 4	3.30m (10'10") x 2.30m (7'6")

Gross internal floor area (m²): 116m²

EPC Rating: D



THE LOCATION

Colinton Village is considered to be one of Edinburgh's most popular areas and is situated on the southside 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.

Within Colinton Mains, there is a Morrisons at the junction of Oxbgangs 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. 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, bars and buildings of historic and architectural interest.

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.


Solicitors & Estate Agents

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