

12/3 Firrhill Loan

EDINBURGH, EH13 9EH



Spacious and bright first-floor flat with a private garden, quietly situated within the popular residential district of Colinton Mains



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal are delighted to present this spacious and bright first-floor flat with a private garden, quietly situated within the popular residential district of Colinton Mains, close to good local amenities and transport links. The property would make an ideal purchase for first-time buyers, young professionals or buy-to-let investors and early viewing is highly recommended.

THE LIVING ROOM



The accommodation in brief comprises; a welcoming entrance hallway with a useful built-in storage cupboard, a generously proportioned living room with dual-aspect, and an attractive modern fitted kitchen.

THE KITCHEN





There are two well-proportioned bedrooms, and a bathroom with a three-piece suite and shower over bath. Further benefits include double glazing, good storage facilities and a large outdoor cupboard.

THE BATHROOM



BEDROOM 1



BEDROOM 2

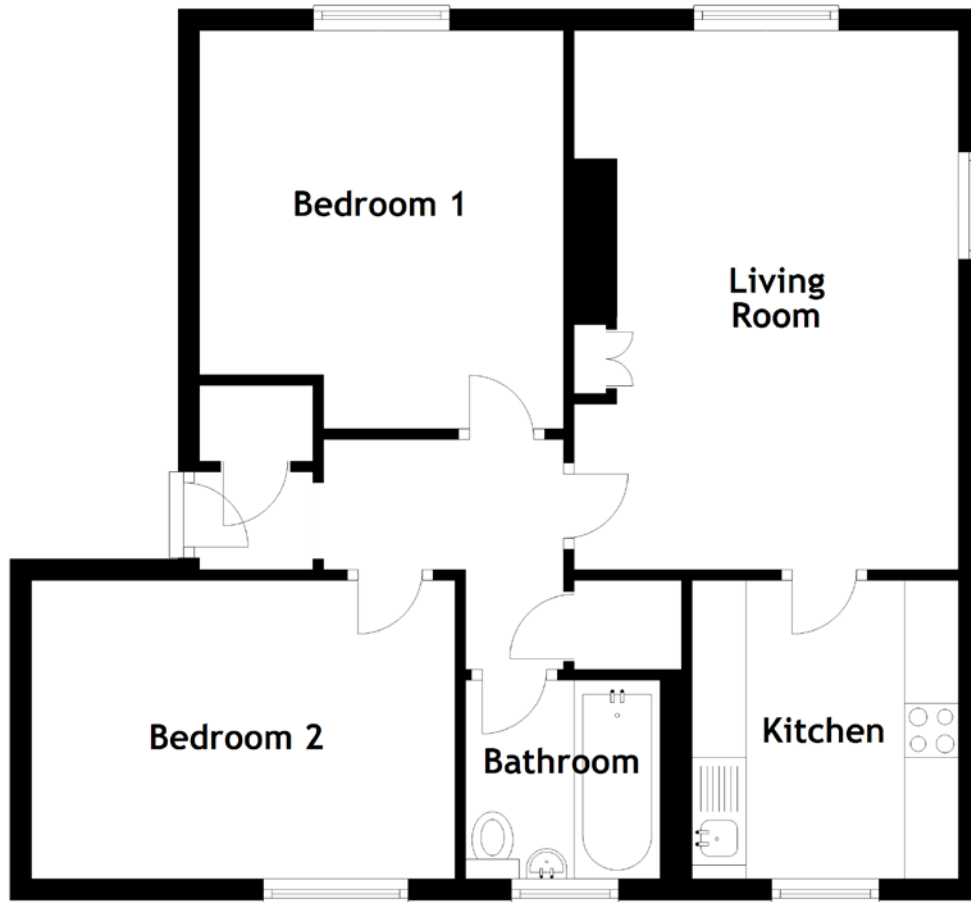


There is a section of well-maintained private garden ground. There is ample on-street parking available to the front and surrounding area.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

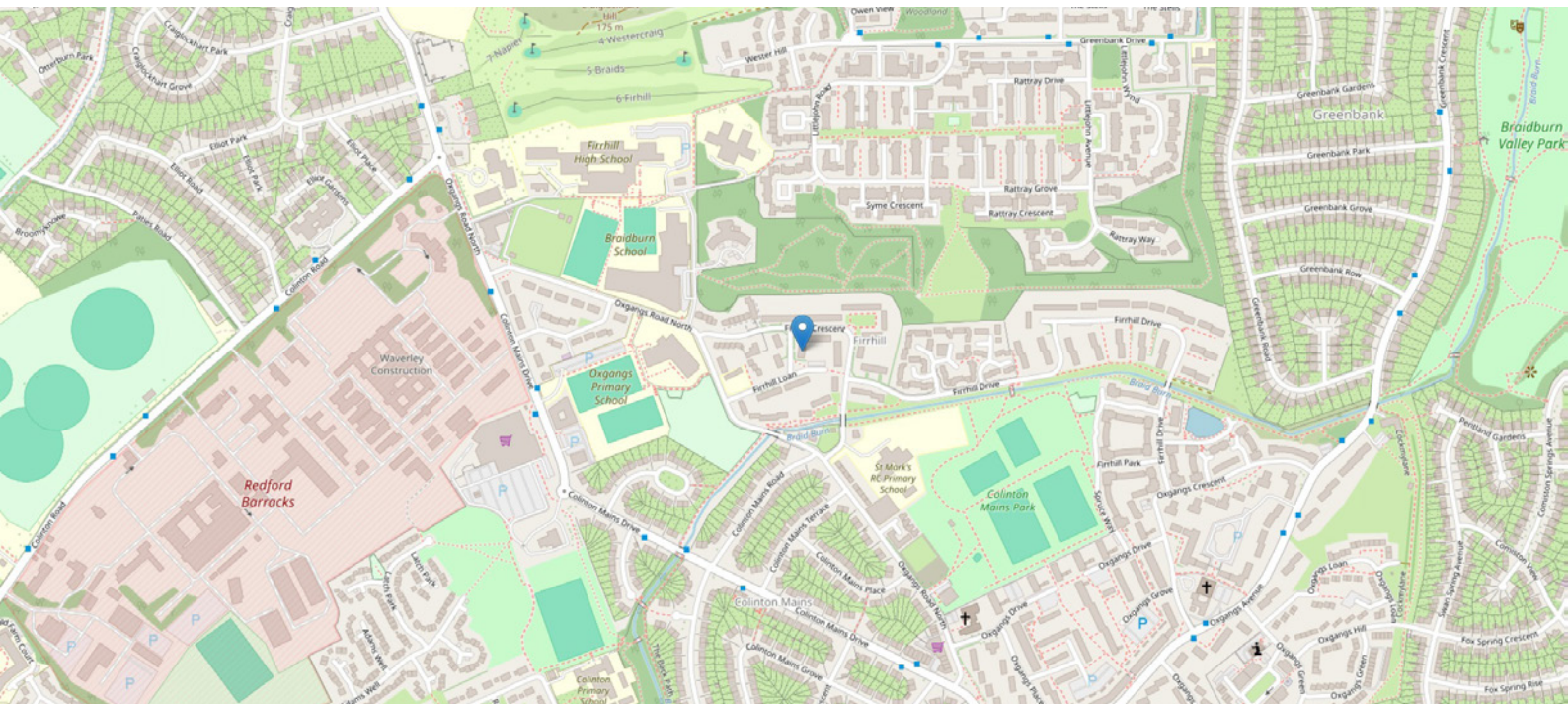


Approximate Dimensions (Taken from the widest point)

Living Room 5.02m (16'6") x 3.58m (11'9")
 Kitchen 2.78m (9'1") x 2.48m (8'2")
 Bathroom 1.85m (6'1") x 1.81m (5'11")

Bedroom 1 3.71m (12'2") x 3.39m (11'1")
 Bedroom 2 3.94m (12'11") x 2.77m (9'1")

Gross internal floor area (m²): 62m²
 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 by 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 Oxgangs 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
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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