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2 West Mill Bank

COLINTON, EDINBURGH, EH13 0QT



# Colinton

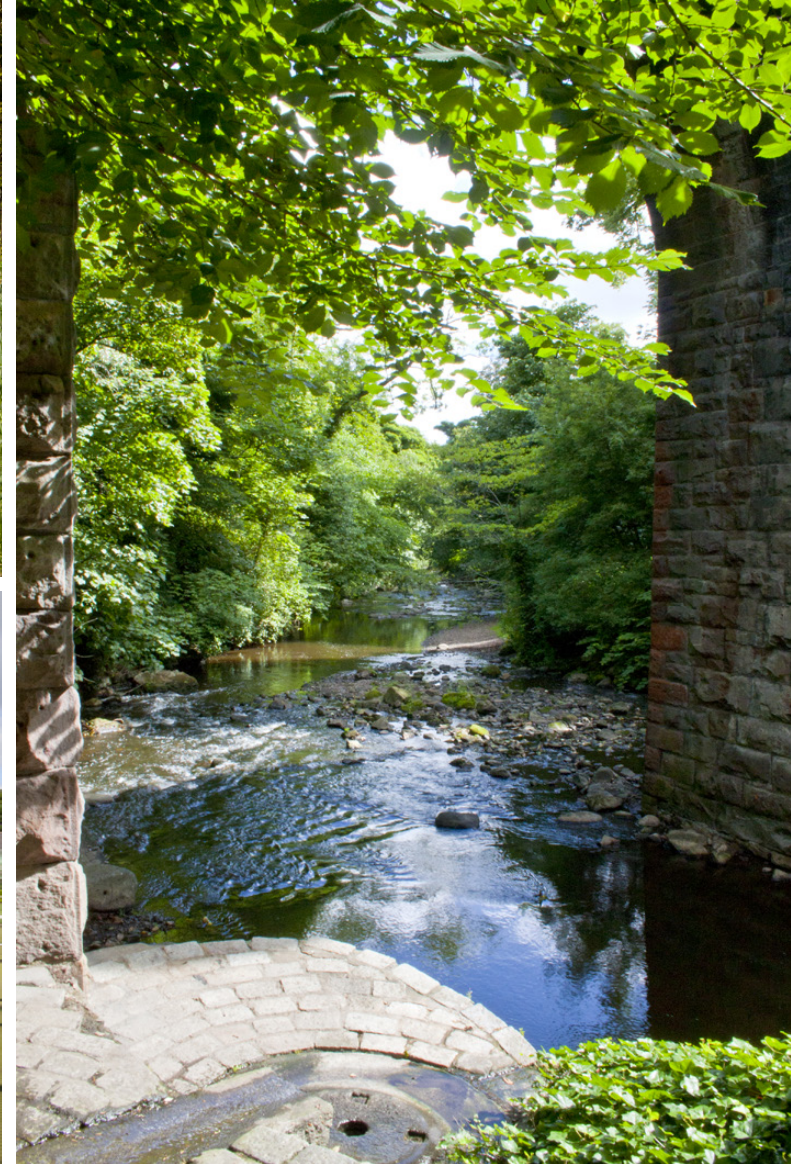
EDINBURGH, EH13 0QT

West Mill Bank is quietly situated just off Woodhall Road in Colinton, one of Edinburgh's most sought after residential areas situated to the southwest of the city at the foot of the Pentland Hills.

Colinton is a thriving community with a broad range of local amenities and activities including a good selection of everyday shops, a newly opened Co-op, health centre, pharmacy, post office, restaurants and churches with further facilities nearby, including Tesco and Morrisons Supermarkets. Colinton has an excellent library which is well used by the local residents.

The Water of Leith, Spylaw Park, Bonaly and the Pentland Hills are all within good walking distance and offer many pleasant recreational pursuits for walkers and cyclists. The area has good golf courses and easy access to Hillend Ski-slope. Edinburgh's city by-pass is situated close by and provides links to the main motorway network, Edinburgh Airport and East Lothian.

There are also excellent local public and private schools within the area at Primary and Secondary level. A regular public transport service operates to and from the city centre and to surrounding areas.





# 2 West Mill Bank

COLINTON, EDINBURGH, EH13 0QT



McEwan Fraser is delighted to present this stunning three bedroom main door flat to the market. The property is situated in West Mill Bank, a sought after modern development on the banks of the Water of Leith. The property enjoys excellent proportions and boasts a large lounge, dining kitchen, three double bedrooms including master with ensuite, a further shower room, private courtyard garden and off street parking. Internally, the property is presented in excellent internal order and internal viewing is highly recommended.

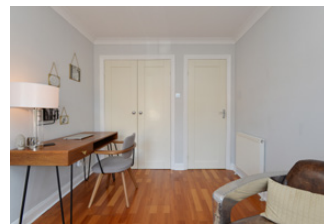
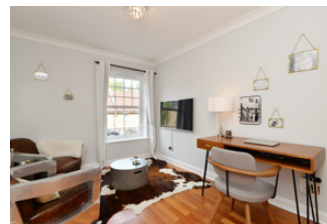
The property is elevated slightly above ground level for increased privacy. Climbing up six steps and entering through the front door, you find a welcoming hallway which includes integrated storage and gives access to all further apartments. Contemporary flooring and a delicate neutral finish gives the first clue to the excellent standard of finish found throughout the property. The main lounge is to your right. Naturally bright, the lounge has enough floor a large suite and plenty of additional free standing furniture. The proportions give plenty of flexibility for different furniture configurations to suit individual taste and requirements. Moving further along the hall, the dining kitchen is also on your right, directly behind the lounge. Alongside space for a large dining table, the kitchen includes and ample range of contemporary base and wall mounted units with integrated appliances.

Doors open from the kitchen into a private courtyard garden. Bearing left as you enter the hall takes you to the bedrooms. The third bedroom is first on your left. Well presented and including integrated wardrobes, this bedroom has been utilised as a home office / additional sitting room by the current owners. Next is the front facing master bedroom. Spacious and bright, the master bedroom boasts two large integrated wardrobes and also benefits from an en suite bathroom with a three piece white suite. The final double bedroom is at the end of the hall and includes integrated wardrobes and views over the courtyard to the rear. Accommodation is completed by a contemporary shower room off the hallway.

Pictures don't do the property justice and viewing is highly recommended to both appreciate the flat but also the nature and position of this lovely development.







# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.75m (15'7") x 4.28m (14'1")
Kitchen	5.59m (18'4") x 3.36m (11')
Master Bedroom	5.37m (17'7") x 3.00m (9'10")
En-suite	2.95m (9'8") x 1.69m (5'7")
Bedroom 2	3.85m (12'8") x 3.35m (11')
Bedroom 3	3.61m (11'10") x 2.65m (8'8")
Shower Room	1.97m (6'6") x 1.70m (5'7")

Gross internal floor area (m²): 104m² | EPC Rating: C

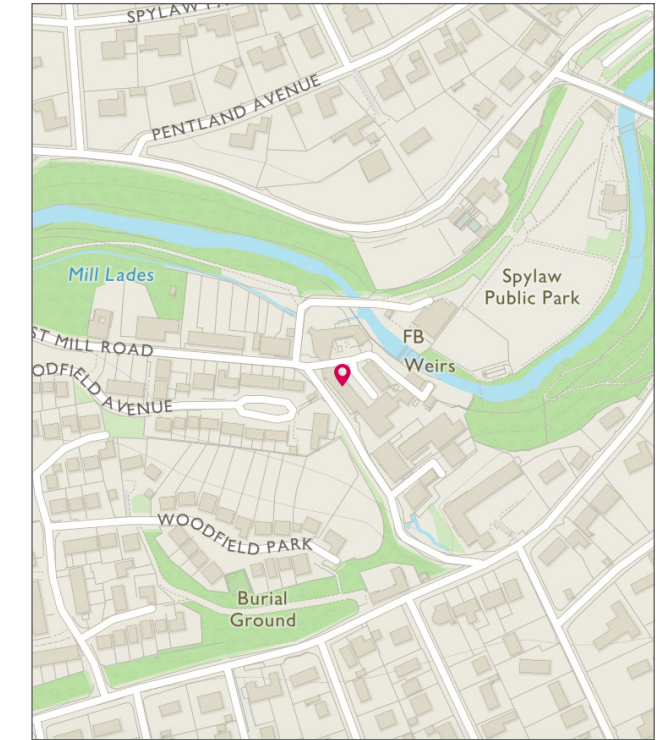


Image credit: <https://www.odinnsurvey.co.uk/omaps/>





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