

64 Colinton Mains Drive

EDINBURGH, EH13 9BJ



*Three bed double upper flat with private garden
and off-street parking for two cars*



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this spacious, three-bedroom, top floor flat in the ever-popular Colinton Mains area. The property offers excellent proportions over two floors and boasts outside space to both front and rear. The property also enjoys off-street parking, gas central heating, double glazing and is presented to the market in good order throughout.

THE LOUNGE



On entering the accommodation the staircase leads to a generously sized reception hallway, off which spans a versatile living/dining area with wonderful views to the rear, looking out onto the Pentland Hills. A stylish modern kitchen is accessed from the lounge. The kitchen boasts high gloss base and wall mounted units, integrated hob and oven as well as a washing machine, dishwasher and fridge freezer.

THE KITCHEN





The master bedroom looks onto the front of the property and includes a large storage cupboard and plenty of space for a full suite of free-standing bedroom furniture. A second generously proportioned bedroom is located to the front of the apartment and also boasts a storage cupboard. The family bathroom features a three-piece suite, with a shower over the bath, laminate floor and partially tiled wall areas. The stair leading up from the hallway leads to the converted attic space which forms a generous third double bedroom. Storage is available in the eaves.

BEDROOM 1





BEDROOM 2 & 3



THE BATHROOM

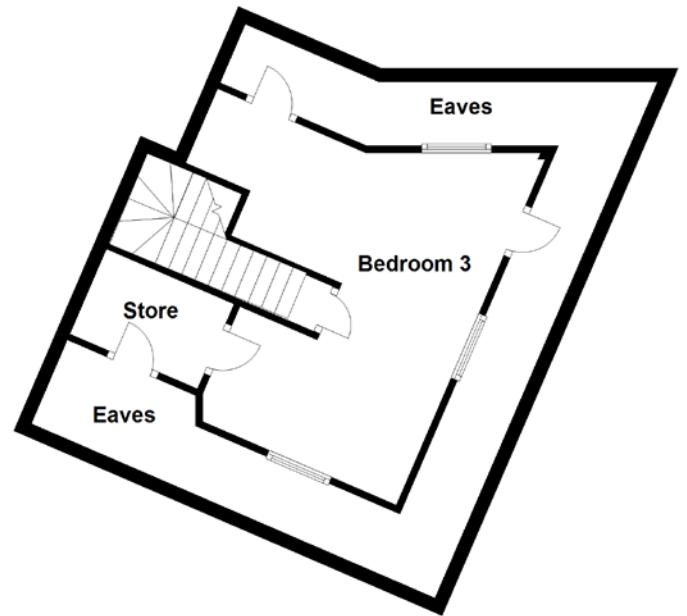
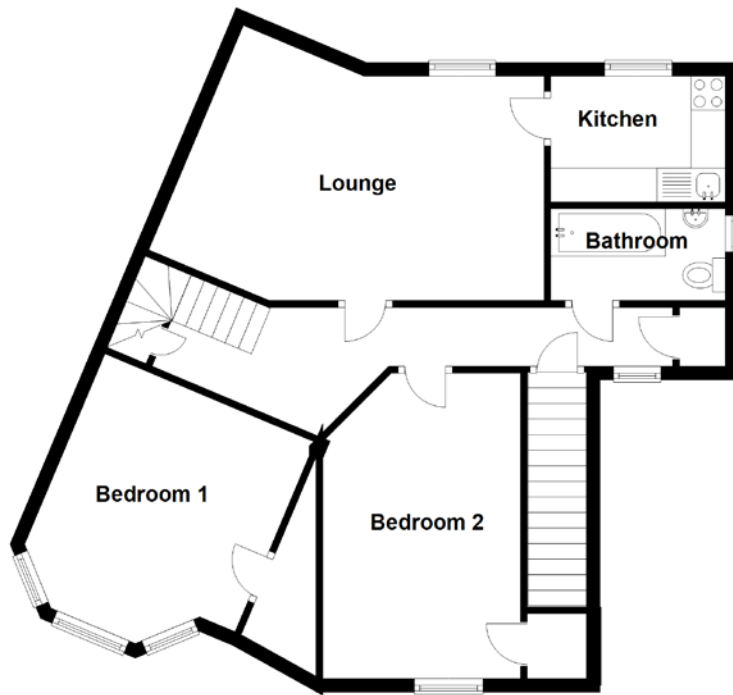


THE GARDEN

Externally, the property sits on a wider than average corner plot giving an impressive and full enclosed garden space complete with patio and artificial grass. There are two sheds for storage and off-street parking for two cars. To the rear the there is an enclosed lawn.



FLOOR PLAN, DIMENSIONS & MAP

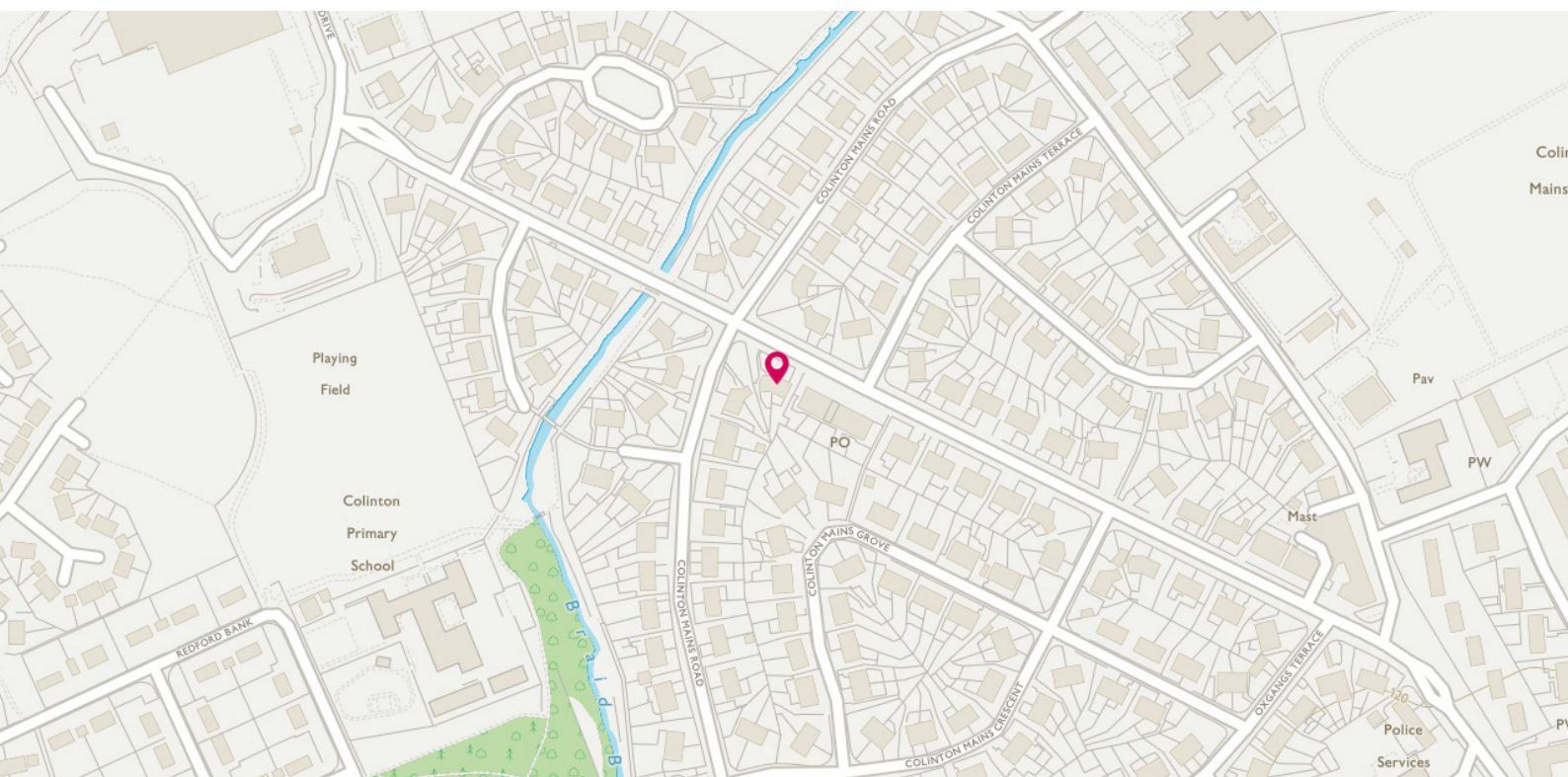


Approximate Dimensions
(Taken from the widest point)

Lounge 5.50m (18'1") x 3.35m (11')
Kitchen 2.56m (8'5") x 1.85m (6'1")
Bedroom 1 3.76m (12'4") x 3.35m (11')

Bedroom 2 3.63m (11'11") x 2.90m (9'6")
Bedroom 3 5.30m (17'5") x 4.83m (15'10")
Bathroom

Gross internal floor area (m²): 95m²
EPC Rating: E



THE LOCATION

Colinton Mains is a popular area within Edinburgh 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 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 Oxbgangs 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.


Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.