

# 40 Dreghorn Park

COLINTON, EDINBURGH, EH13 9PJ



*Extended two-bedroom terraced house enjoys a rear driveway and detached garage*



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McEwan Fraser is delighted to present this extended two-bedroom terraced house to the market. Unusually for a terraced house, the property enjoys a rear driveway and detached garage. Internally, the property boasts a kitchen breakfast room, a large lounge, a sunroom rear extension, two double bedrooms and a bathroom. Externally, there are mature front and rear gardens and Dreghorn Park is a quiet, family-friendly, cul-de-sac with no through traffic. Further benefits include gas central heating and double glazing.

# THE LOUNGE



Accommodation is focused on a generous lounge with exposed wooden floorboards, ample natural light, a feature fireplace and plenty of space for a new owner to create their ideal entertaining space. A double door from the lounge opens into a rear extension which creates a natural dining area.

# THE DINING ROOM

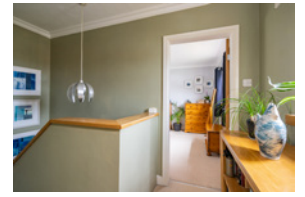


# THE KITCHEN



The kitchen breakfast room is naturally bright and includes a generous range of base and wall-mounted units which offer plenty of prep and storage space for the aspiring chef. Hob and oven are integrated, and space is provided for a freestanding washing machine and fridge freezer. The ground floor also boasts a WC.





Climbing the stairs, the first-floor landing gives access to both bedrooms, a bathroom and a large loft for additional storage. Bedroom one is dual-aspect, naturally bright, and enjoys plenty of floor space for a full suite of bedroom furniture. Bedroom two is illustrated as a large study but is a further comfortable double bedroom that also enjoys a dual aspect. The accommodation is completed by the bathroom which is partially tiled and includes a three-piece white suite.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



Externally, there is a mature front garden enclosed by a timber fence. The large rear garden is well landscaped and enjoys a large deck, mature flower beds, a shed for additional storage and give access to the detached garage.

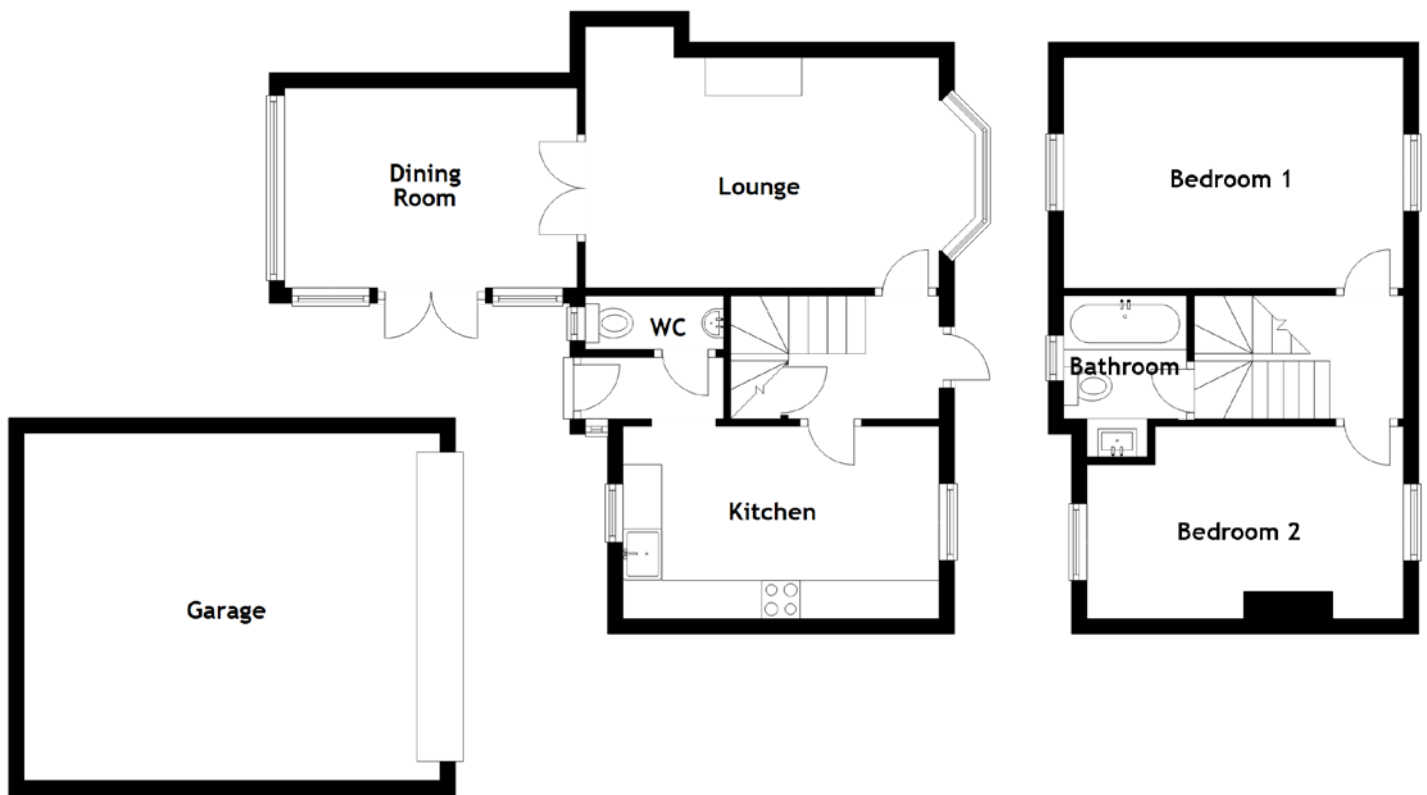
This is a charming house and needs to be viewed to be fully appreciated.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



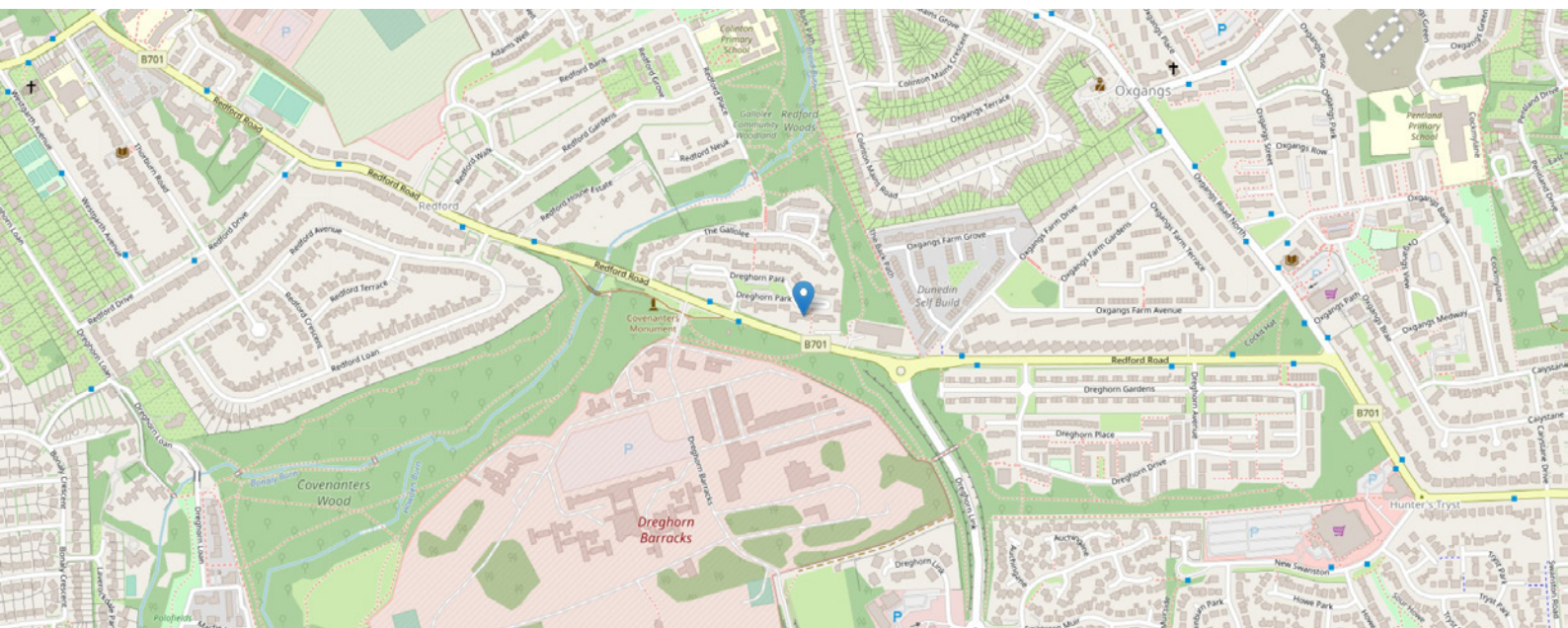
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.40m (11'2")
Kitchen	4.30m (14'1") x 2.50m (8'2")
WC	1.80m (5'11") x 0.70m (2'4")
Dining Room	3.80m (12'6") x 2.60m (8'6")

Bathroom	2.10m (6'11") x 1.59m (5'3")
Bedroom 1	4.40m (14'5") x 3.00m (9'10")
Bedroom 2	4.30m (14'1") x 2.50m (8'2")
Garage	5.40m (17'9") x 4.50m (14'9")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>  
EPC Rating: D

**VIRTUAL TOUR**



# THE LOCATION

Dreghorn Park offers easy access to Colinton's much sought-after local amenities. Dreghorn Woods is just a 5 minute walk from Dreghorn Park. Hundreds of years old, this ancient woodland is the perfect place to wander, walk the dog, ride a bike, spot badgers or take a short cut to the Pentland Hills.





Good schools from nursery to secondary level are all within easy walking distance. A choice of supermarkets (Tesco, Morrisons, Co-op and Aldi) are just a 5 minutes drive or a 10 minutes pedal away. Nearby historical Colinton Village hosts a choice of charming independent shops, pubs and restaurants. Colinton Village is also the gateway to Spylaw Park and Colinton Dell where you can explore more stunning green spaces for free. Further opportunities for local recreation include Midlothian Ski Centre at Hillend and a choice of golf courses at Braid Hills, Swanston and Mortonhall. Reliable Lothian buses No.16/N16 operate day and night. Whenever you need to venture beyond Edinburgh's boundaries, Dregthorn Link offers instant access to the City Bypass.



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