



**McEwan Fraser Legal**

Solicitors & Estate Agents

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**14/6 The Gallolee**

EDINBURGH, EH13 9QJ

# The Location

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Colinton is considered to be one of Edinburgh's most popular areas 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 is well served by a number of local shops, and these will provide most daily requirements as well as Post Office and banking services. There are also a number of specialised shops, as well as restaurants and bars. There is a Morrisons and a Tesco, each just a short distance away.

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 twenty to thirty minutes. Edinburgh's formal entertainment facilities tend to be highly concentrated in the city centre. Here you will find a variety of theatres, cinemas, all manner of restaurants bars, and buildings of historic with architectural interest.

Colinton is surrounded by a number of lovely public parks and golf courses. There are also delightful walks along Colinton Dell, the Water of Leith and the Braid Burn. 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 are beautiful walks through the Pentland Hills, with panoramic views of the city.



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An excellent opportunity has arisen to acquire this well-presented two-bedroom, second-floor flat, situated in a quiet residential area located on the south side of the city.

Internally the accommodation is in excellent decorative order and briefly consists of a welcoming entrance hallway which features an entry phone system for added security. The hallway also features a sliding wardrobe.

The living room features ample space for free-standing furniture while also providing space for both dining and entertaining. The fitted kitchen features many integrated appliances, including a hob, oven, extractor hood, dishwasher and fridge freezer.

There are two double bedrooms, with the master bedroom featuring built-in mirrored wardrobes. Finally, there is the three-piece family bathroom with an electric shower over the bath. The property further benefits from double-glazed windows and electric heating throughout.

Externally the the communal landscaped gardens complete the surrounding grounds.

This development and location have great appeal and would, therefore, be an ideal property for any city professional or premium Buy-To-Let investor.

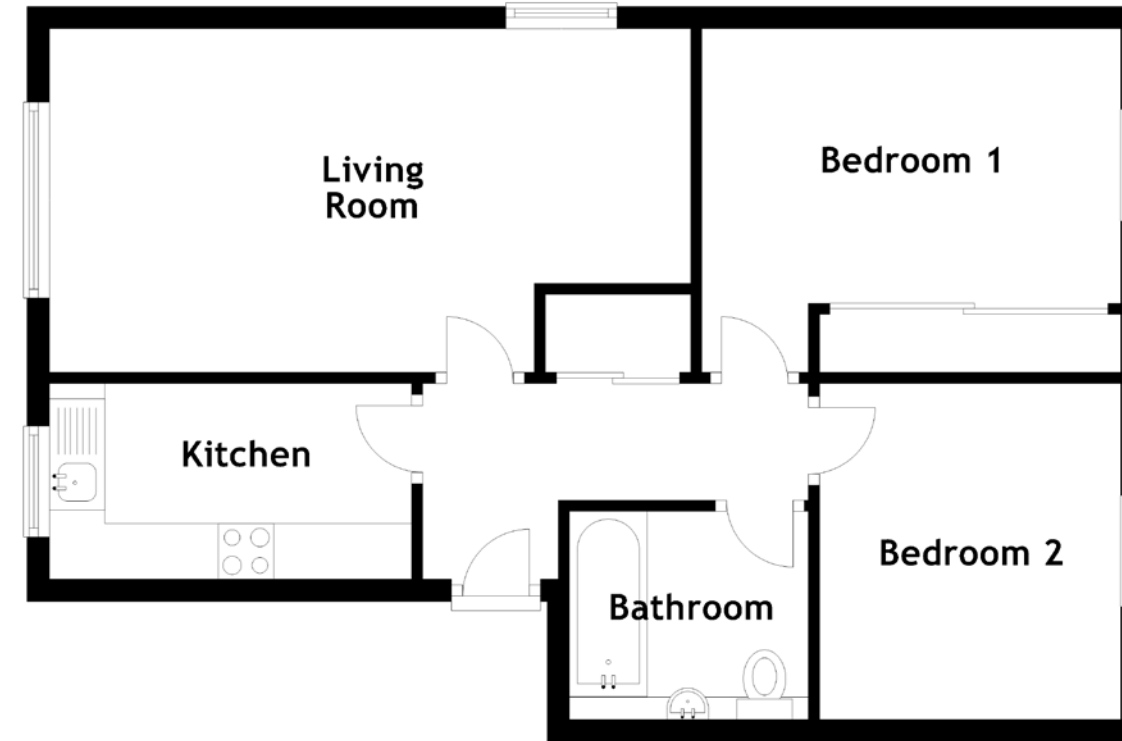
Early viewing is highly recommended for this property will appeal to a variety of buyers.





# Specifications & Details

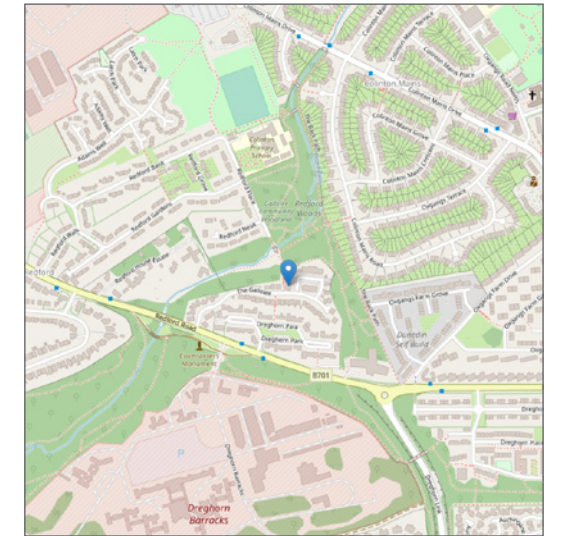
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Living Room	5.77m (18'11") x 3.09m (10'2")
Kitchen	3.26m (10'8") x 1.76m (5'9")
Bedroom 1	3.77m (12'4") x 3.09m (10'2")
Bedroom 2	3.02m (9'11") x 2.71m (8'11")
Bathroom	2.15m (7'1") x 1.87m (6'2")

Gross internal floor area (m<sup>2</sup>): 54m<sup>2</sup>  
EPC Rating: C





View from bedroom 2

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Part  
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