




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

262 Colinton Mains Road

EDINBURGH, EH13 9BU

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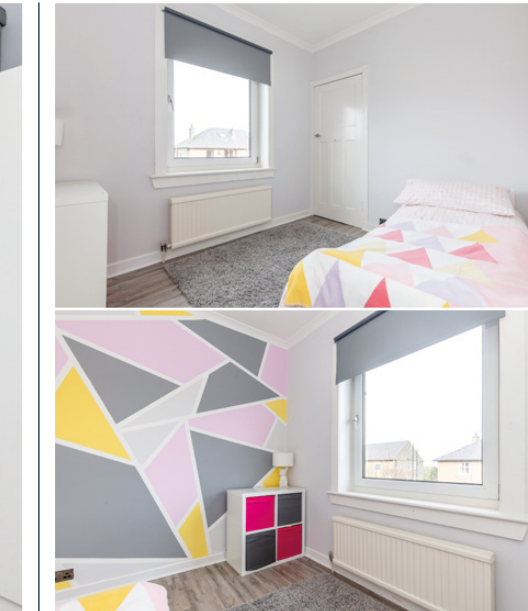
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Colinton Mains is a popular area within Edinburgh and is situated on the South side of the city. The area displays a wide variety of property styles, with the majority of properties being upper and lower villas. Colinton Mains is well served with a 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 Oxfangs 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.

The property offered for sale comprises a spacious and modernised upper villa, which is in excellent condition! Viewing of this property is highly recommended. This offers an excellent lovely family home within this desirable residential area. Briefly, the accommodation comprises of a spacious lounge with large dining space, and large windows which flood the room with natural light. The kitchen is accessed via the lounge and has a four ring gas hob. The master bedroom is spacious and benefits from a large bay window. The second bedroom is a double and benefits from a built-in Edinburgh press. A three piece fully tiled bathroom with shower over the bath completes the accommodation on the main floor. Upstairs there is a third bedroom with two velux windows and planning permission for an en-suite bathroom.

Externally there are private garden grounds with a decking area to side and rear and a double driveway provides off-street parking for up to two cars. There is a full gas central heating system and double glazed window units throughout to ensure a cosy yet cost effective living environment.



Specifications & Details

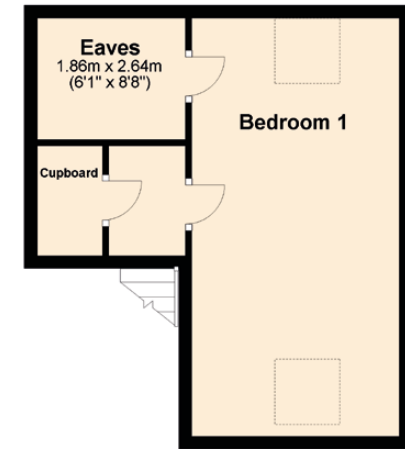
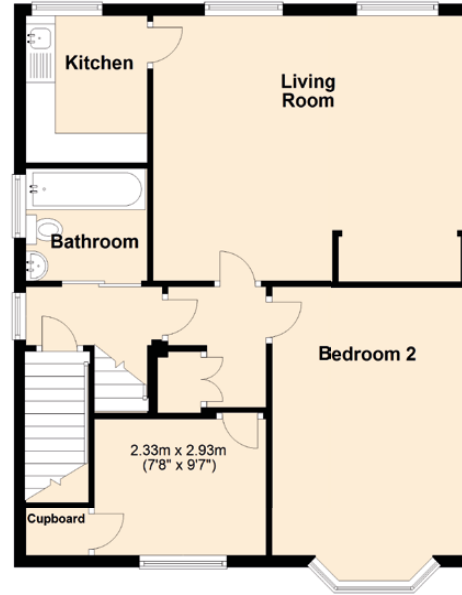
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Living Room	5.33m (17'6") x 4.53m (14'10")
Kitchen	2.50m (8'2") x 2.07m (6'9")
Bathroom	2.17m (7'1") x 2.07m (6'9")
Bedroom 1	6.44m (21'2") x 3.18m (10'5")
Bedroom 2	4.57m (15') x 3.30m (10'10")
Bedroom 3	2.93m (9'7") x 2.33m (7'8")
Bathroom	2.17m (7'1") x 2.07m (6'9")

Gross internal floor area (m²): 110m² | EPC Rating: D

Extras (Included in the sale): All white goods are included in the sale.




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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
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Text and description
JUDY SHIELDS
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer