

18 Hailes Gardens

COLINTON, EDINBURGH, EH13 0JL



Outstanding, detached bungalow with a south-facing rear garden, in the highly sought-after village of Colinton



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McEwan Fraser Legal is delighted to present this outstanding, south-facing, detached bungalow in the highly sought-after village of Colinton.

THE LIVING ROOM



Upon entry, you're welcomed into an entrance hallway, leading directly to the spacious bay-windowed living room, where natural light gracefully filters in, creating an airy ambience.

THE KITCHEN



The kitchen is equipped with a gas hob, integrated appliances and an abundant storage space, catering to the demands of everyday living. The convenience extends further with double doors leading to the conservatory which is a pleasant additional public space.

The handy utility room houses the washing machine and has a door leading to the side of the property.



THE CONSERVATORY



THE UTILITY





On the ground floor, you will also find three generously sized double bedrooms. All with plenty of space for free standing furniture and one with a large bay window. Completing the ground floor is a contemporary three-piece bathroom suite, designed for relaxation and functionality.

THE BATHROOM



BEDROOMS 2 & 3



BEDROOM 4





Ascending the stairs takes you to a spacious landing that could be used as a study area or a place to work from home if required. The large master bedroom overlooks the rear garden with double windows allowing for plenty of natural light to fill the room. A further three-piece shower room complete the internal accommodation.

THE STUDY AREA



THE MASTER BEDROOM



THE SHOWER ROOM



The family home further benefits from a large south-facing garden and a private driveway, as well as a charming location with beautiful, leafy green views.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

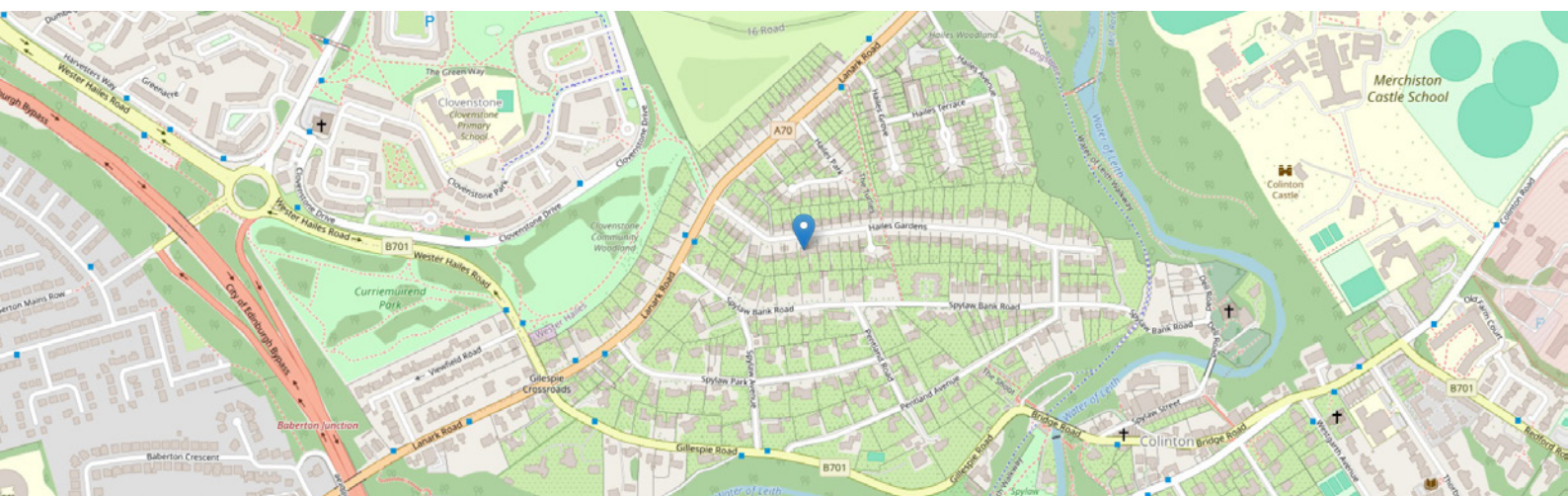


Approximate Dimensions
(Taken from the widest point)

Living Room	4.24m (13'11") x 3.99m (13'1")
Kitchen	3.84m (12'7") x 3.75m (12'4")
Conservatory	4.12m (13'6") x 3.84m (12'7")
Utility	2.90m (9'6") x 2.45m (8'1")
Bedroom 2	3.50m (11'6") x 3.06m (10')
Bedroom 3	3.05m (10') x 2.90m (9'6")

Bedroom 4	4.12m (13'6") x 3.75m (12'4")
Bathroom	2.90m (9'6") max x 1.91m (6'3")
Study	4.37m (14'4") x 2.34m (7'8")
Shower Room	2.41m (7'11") x 1.77m (5'10")
Bedroom 1	5.08m (16'8") x 4.09m (13'5")
Shed	4.20m (13'9") x 2.13m (7')

Gross internal floor area (m²): 149m²
EPC Rating: C



THE LOCATION

Colinton Village is well served by a number of local shops, bars and restaurants, including a post office and a co-op, which will provide most daily requirements. The larger supermarkets (Tesco, Sainsbury's, Asda, Morrisons) are all within approximately 1-2 miles as are Aldi, Lidl, Waitrose and M&S food. Should more specialised shopping facilities be required, the well-known suburban shopping centre in Morningside is within easy reach offering a number of specialised shops, restaurants, bars, cinema and a full choice of banking, building society and post office services. Additionally, there are a variety of other shops and entertainment venues closeby at Chesser.





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 and offers a large variety of shops, museums, galleries, theatres and cinemas, all manner of hotels, restaurants and bars, and buildings of historic and architectural interest.

Colinton is surrounded by a number of lovely public parks and golf courses. The nearby Water of Leith (approx 0.3 mile) offers delightful riverside walks as well as cycling routes up to the Pentlands and reservoirs; The Water of Leith Visitor Centre itself is approximately 1 mile away. Both the Braid and Blackford Hills are also within easy reach. The world famous Hillend dry ski-slope is just a short drive away and next door to this there are more beautiful walks through the Pentland Hills, with panoramic views over the city.

Excellent schooling can be found within the catchment at Juniper Green for primary level and Currie for secondary level. Other primary schools are available, as are a variety of nurseries. Firrhill and Balerno are other state secondary schools within reach. Nearby independent schools are Merchiston Castle in Colinton; also George Watson's and The Edinburgh Steiner School, both in Morningside.

The Edinburgh City bypass and the motorway network are closeby, and Kingsknowe Railway station, which offers direct links to Glasgow, is 15 mins walk away.




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**Part
 Exchange
 Available**



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