




McEwan Fraser Legal
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4/11 West Mill Bank

COLINTON, EDINBURGH, EH13 0QT



Colinton

EDINBURGH, EH13 0QT

Colinton Village is considered to be one of Edinburgh's most popular areas 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 Village is well served with a number of local shops, which will provide most daily requirements as well as a Post Office, medical centre and pharmacy. There is a brand-new Co-op, a large Tesco is nearby, and Aldi and Morrisons stores are a short drive away. Colinton provides easy access to both Morningside and the Gyle shopping centre. There are also a number of local specialised shops, as well as bars and restaurants including award-winning Dantes. The No. 10 bus passes the house and the city centre can generally be reached in a matter of twenty minutes.

Colinton is home to the much-sought-after Bonaly Primary School and Merchiston Castle School. It also provides direct access to the Water of Leith Walkway, and the Pentland Hills with their panoramic views over the city. It is in the vicinity of a number of lovely public parks and golf courses and the world-famous Hillend dry ski slope.

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, bars and buildings of historic and architectural interest.

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An excellent opportunity has arisen to acquire this spacious three bedroom third-floor flat, making for an ideal main residence or buy-to-let opportunity while being well located within the popular Colinton area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway with a cloak cupboard as well as two shelved storage cupboards and a cupboard which houses the boiler, a bright and spacious lounge/diner which has a feature turret window, an open plan, partially tiled kitchen/diner which benefits from an integrated 4 gas hob, extractor hood, oven, fridge/freezer, dishwasher and under-unit lighting as well as a fully fitted, partially tiled utility room with an extractor fan.

The spacious master bedroom has a walk-in dressing room and a four-piece, partially tiled en-suite bathroom with an extractor fan and a separate shower cubicle, two further double bedrooms, both with double built-in wardrobes and a three-piece, partially tiled bathroom with an over-head shower and extractor fan.

This property also benefits from secure door entry system, a lift, gas central heating, full double glazing, communal garden grounds surrounding the property with bin and bike stores and a single garage to allow for secure off-street parking while visitors can take full advantage of the visitors' spaces.











Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.15m (23'5") x 3.97m (13')
Kitchen	3.85m (12'8") x 2.81m (9'3")
Utility	1.70m (5'7") x 1.54m (5'1")
Bedroom 1	5.35m (17'7") x 3.12m (10'3")
En-suite	3.03m (9'11") x 1.73m (5'8")
Bedroom 2	4.65m (15'3") x 2.84m (9'4")
Bedroom 3	4.65m (15'3") x 2.51m (8'3")
Bathroom	2.19m (7'2") x 1.70m (5'7")

Gross internal floor area (m²): 113m²

EPC Rating: C

Extras (Included in the sale): Three bed frames and all fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





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Text and description
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Surveyor



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Photographer



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