

# 11 Torphin Road

BONALY, EDINBURGH, EH13 0HN



*Spacious Three-Bedroom Detached Family Home With Impressive Plot In Colinton*



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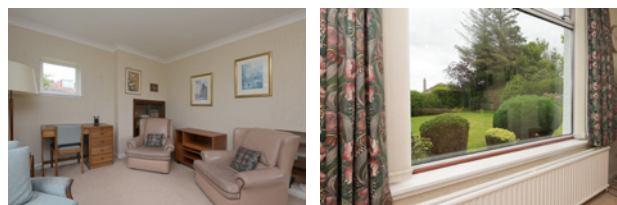
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McEwan Fraser Legal is delighted to present this generously proportioned three-bedroom detached family home in the sought-after residential area of Colinton. This property has been very well maintained; however, it could benefit from areas of modernisation. The house is situated on an impressive plot.

# THE LIVING ROOM



Inside, the property comprises a spacious living/dining area which is flooded with natural light due to various windows with differing aspects, all overlooking the impressive garden. The space offers various possibilities for furniture configurations.



# THE DINING ROOM





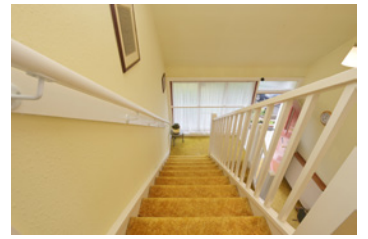
# THE KITCHEN



The fully equipped kitchen provides access to the rear garden and external storage. The kitchen is bright and offers ample space for dining and is fitted with a hob, fan oven and white goods appliances.







The house boasts three double bedrooms, two of which are on the first floor and one on the ground floor. There is one main family shower room on the first floor, which is spacious and could accommodate a bath should one desire.

## THE SHOWER ROOM



# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





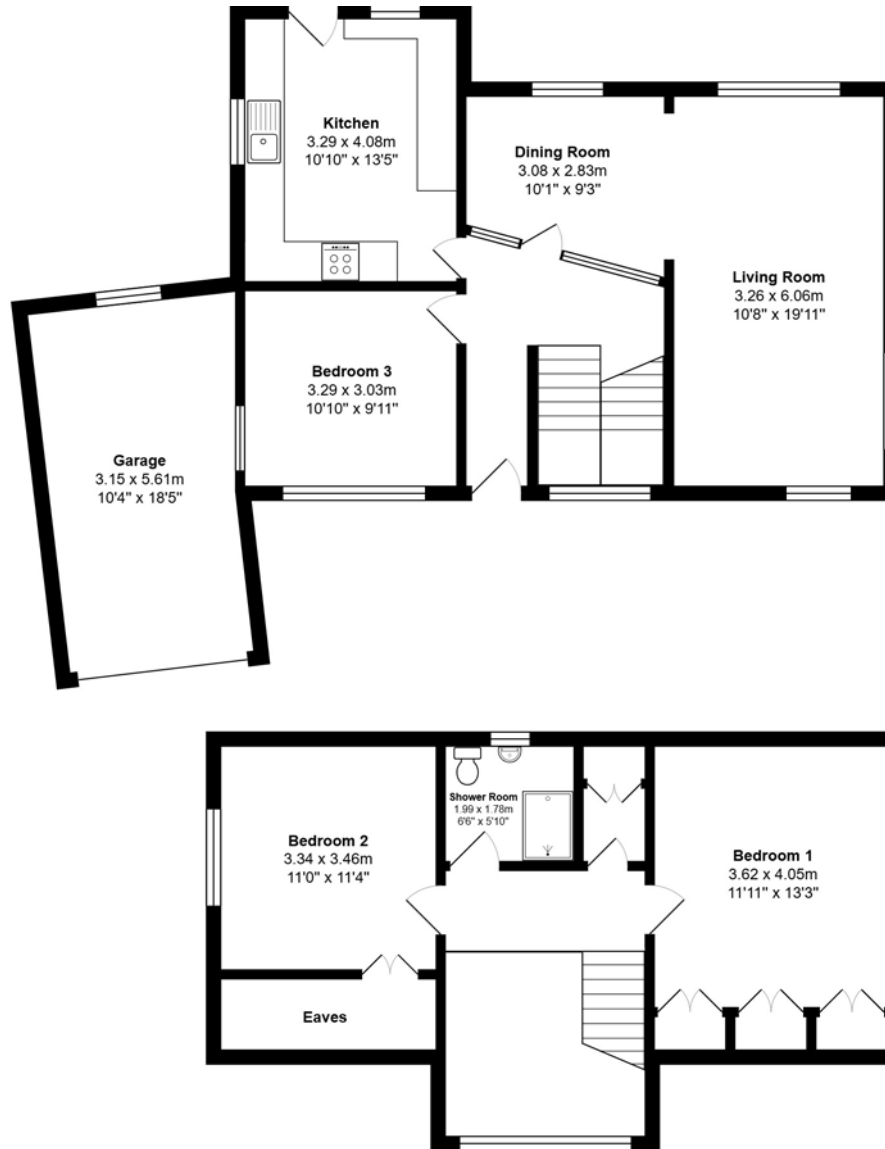
In addition, the property includes excellent storage from internal eaves and under stairs to the garage and garden shed. The property has central heating and excellent off-street parking for two cars.

# EXTERNALS



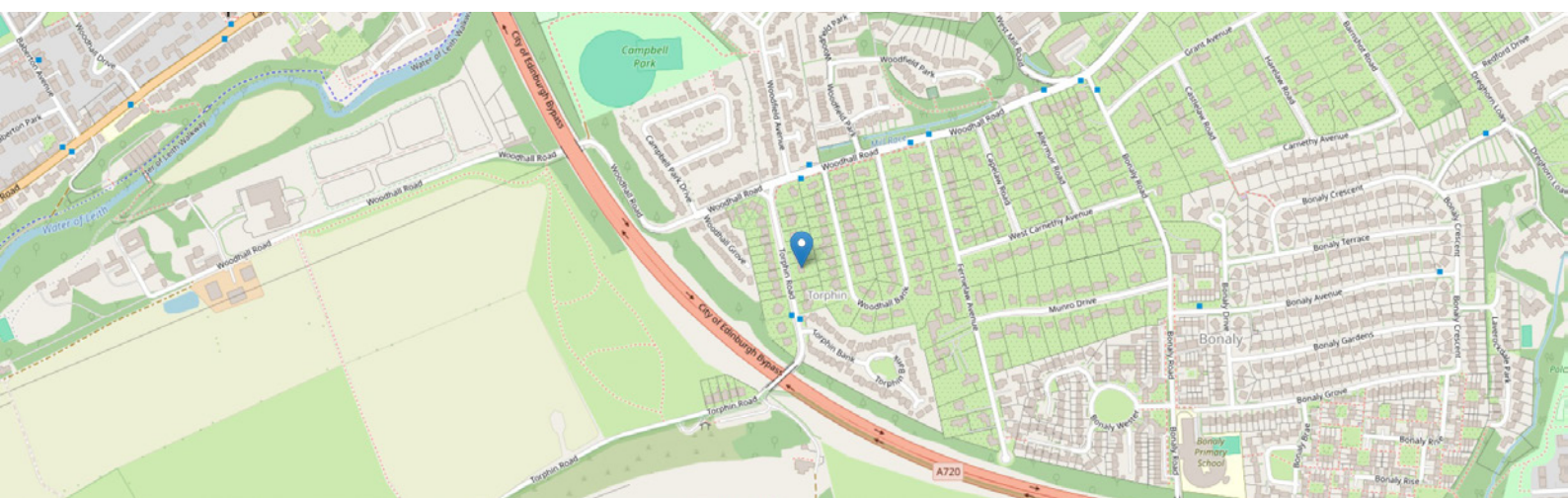


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 99m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Colinton Village 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 Village is well served with a number of local shops, which will provide most daily requirements as well as a Post Office and banking services. Also at Colinton Mains, 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.

The city center is easily accessible via the frequent No.16 bus service, located just up the road from the property.. 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 is surrounded by a number of lovely public parks and golf courses. There are delightful walks along the Braid Burn, and both 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, there are beautiful walks through the Pentland Hills, with panoramic views over the city.



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