

44 Colinton Mains Road

EDINBURGH, EH13 9AW



Spacious two-bedroom upper villa with driveway, private garden and open views towards Craiglockhart Hill in popular Colinton Mains



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McEwan Fraser Legal is delighted to present this well-presented two-bedroom upper villa, ideally located within the popular Colinton Mains area. Offering bright and generously proportioned accommodation, this attractive home is in good decorative order throughout and is perfectly suited to a range of buyers.

THE LIVING ROOM



The property boasts a spacious and welcoming living room, complemented by a well-laid-out kitchen, both enjoying lovely open views towards Craiglockhart Hill. The elevated outlook enhances the sense of light and space, creating a pleasant and relaxing environment.

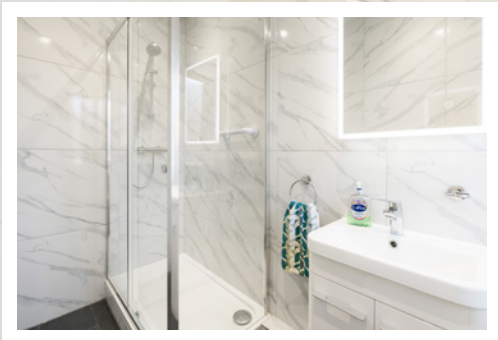
THE KITCHEN





There are two well-proportioned double bedrooms, each offering comfortable accommodation with ample space for free-standing furniture. The modern shower room has been finished to a good standard, adding a contemporary touch to the home.

THE SHOWER ROOM



BEDROOM 1



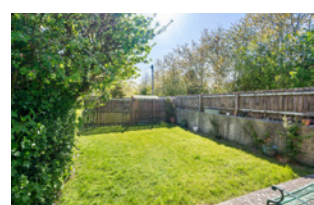
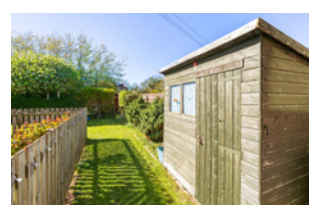
BEDROOM 2



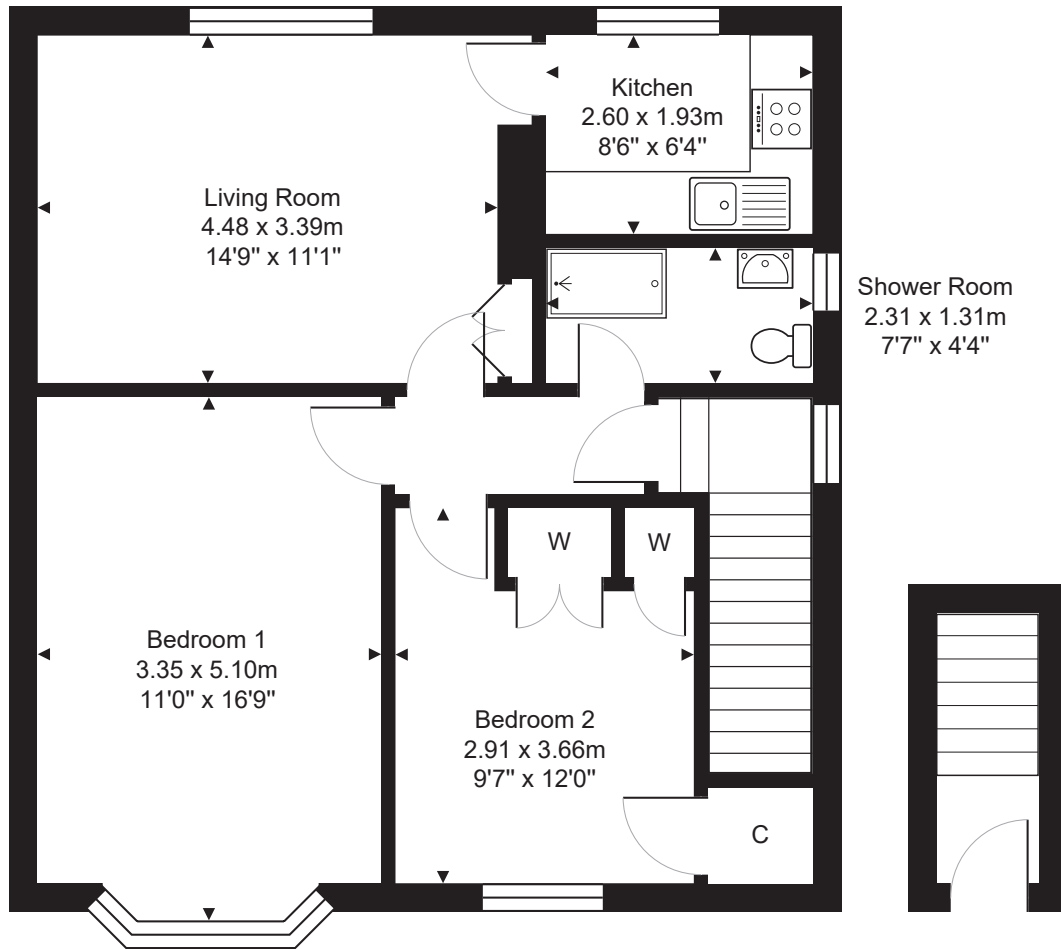
Externally, the property benefits from a driveway to the front side providing off-street parking for one car, while to the rear, there is a private garden complete with a hut, along with a second hut on the side leading to the back garden, offering an ideal outdoor space for relaxing or additional storage. There is also a shared drying green with the downstairs neighbour.

This is a fantastic opportunity to acquire a well-maintained home in a sought-after residential location, close to local amenities, schooling and excellent transport links. Early viewing is highly recommended.

EXTERNALS

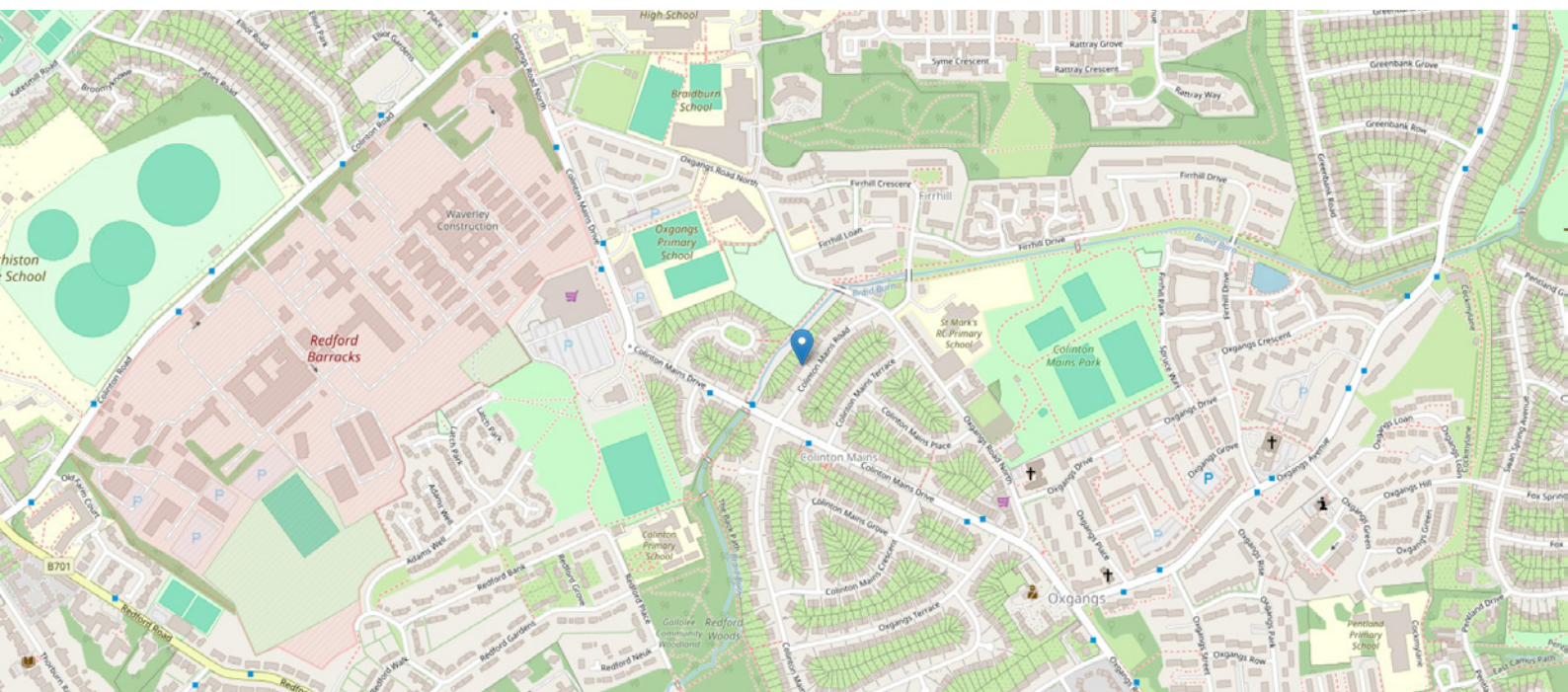


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 63m² | EPC Rating: C



THE LOCATION

Colinton Mains is a well-established and popular residential area situated to the south-west of Edinburgh's city centre. Known for its quiet, community-focused atmosphere, it offers an excellent balance of suburban living with easy access to the city, making it particularly attractive to families, first-time buyers and professionals. The area is surrounded by some of Edinburgh's most attractive green spaces. Residents are within easy reach of the beautiful Craiglockhart Hill and the expansive Pentland Hills Regional Park, both of which provide fantastic opportunities for walking, running and outdoor activities. The nearby Union Canal also offers scenic routes for cycling and leisure.





Colinton Mains is well served by local amenities. A small selection of convenience stores, takeaways and everyday services can be found within the area itself, while a wider range of supermarkets and retail options are available nearby at Craiglockhart Retail Park and Colinton Village. Larger shopping facilities, including supermarkets and high street retailers, are easily accessible at Hermiston Gait Retail Park.

For families, the area is well regarded for schooling. Primary education is typically provided by Colinton Mains Primary School, which has a strong local reputation. Secondary schooling is available at Firhill High School, while a number of well-known independent schools are also within easy reach, including George Watson's College and Merchiston Castle School.

Transport links are excellent, with regular bus services providing quick and easy access to Edinburgh city centre, the Edinburgh City Centre, and surrounding areas. The proximity to the City Bypass also allows convenient travel further afield, including to the motorway network and Edinburgh Airport.

Overall, Colinton Mains offers a peaceful residential setting with strong local amenities, reputable schooling and excellent connectivity, all within close proximity to some of Edinburgh's most beautiful outdoor spaces.



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