



COLINTON MAINS

EDINBURGH, EH13 9EN

The Firrhill and Colinton Mains district of Edinburgh is a popular residential area about 4 miles south-west of the city centre set to the backdrop of the Pentland Hills.

The area has a full range of amenities including a Morrisons and a Tesco Superstore within easy reach. There are a variety of leisure facilities close by including a bowling club, Craiglockhart Sports Centre, community centre and golf course.

The city bypass is close by and offers easy commuting and links to major retail parks such as Straiton, Hermiston Gait and The Gyle. There are frequent bus services to the city centre.



13/4 FIRRHILL CRESCENT

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McEwan Fraser Legal is delighted to present this stunning two bedroom first floor flat to the market. The property is presented to the market in excellent internal order and benefits from gas central heating, double glazing, ample on street parking and a well landscaped private section of the rear garden. The property has fantastic potential as first time buy or sound buy to let investment.

Internal accommodation is focused towards a generous lounge. With ample natural light from a large picture window, plenty of floor space and chic contemporary decor, the lounge makes for a fantastic entertaining space. A modern fitted kitchen sits just behind the lounge. Comprising a good range of base and wall mounted units with tiled splash backs, there is ample prep and storage space for the aspiring chef. Gas hob, double oven

and cooker hood are integrated. There are two double bedrooms. The master overlooks the rear garden and is particularly spacious with ample room for a large frame bed and a range of supporting furniture. The second bedroom faces the front of the property and enjoys similar, generous, proportions. An entrance hallway with integrated storage and bathroom complete the accommodation. The bathroom enjoys partial tiling a stylish modern three piece suite with shower over bath.

To the rear, the property boasts a private section of garden which has been well landscaped and it a real credit to the current owners.

Viewing essential to fully appreciate the quality of the property on offer.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 3.50m (11'6")
Kitchen	2.80m (9'2") x 2.50m (8'2")
Bedroom 1	4.00m (13'1") x 2.80m (9'2")
Bedroom 2	3.60m (11'10") x 3.40m (11'2")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 61m² | EPC Rating: C

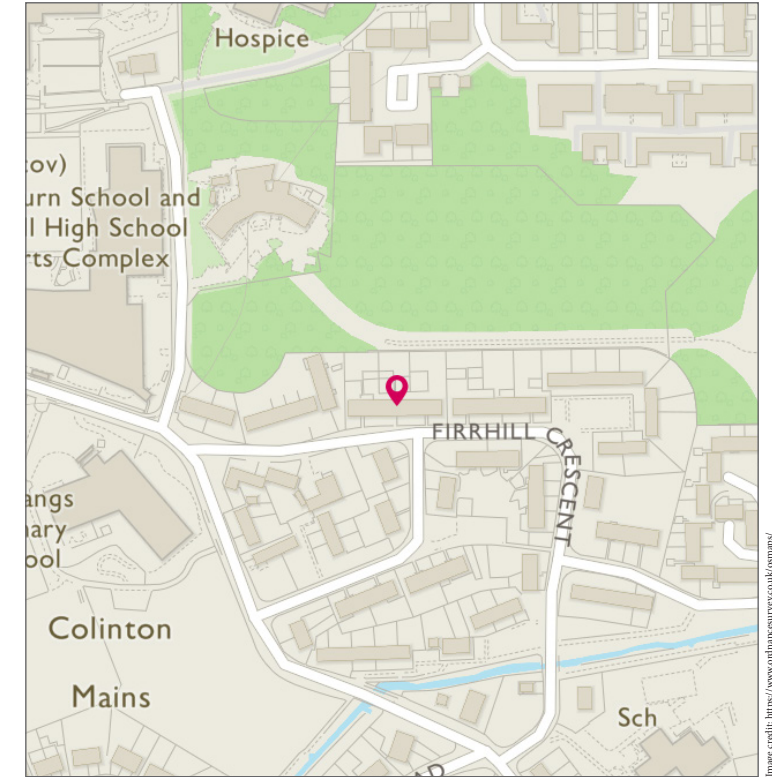
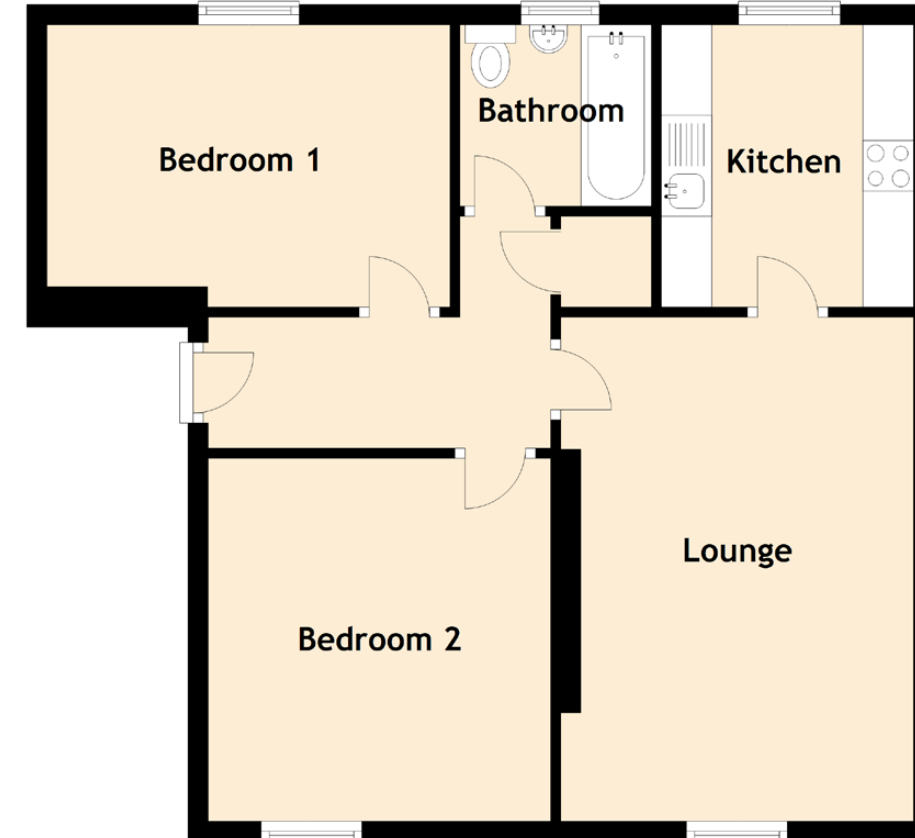


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