

Colinton Mains is a popular area within Edinburgh 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 Mains is well served with a number of local shops, and these will provide most daily requirements including a Post Office and banking services. There is a Morrisons at the Junction of Oxgangs Road and Swanston, and this is just a short drive away. There is also a Tesco nearby.

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.



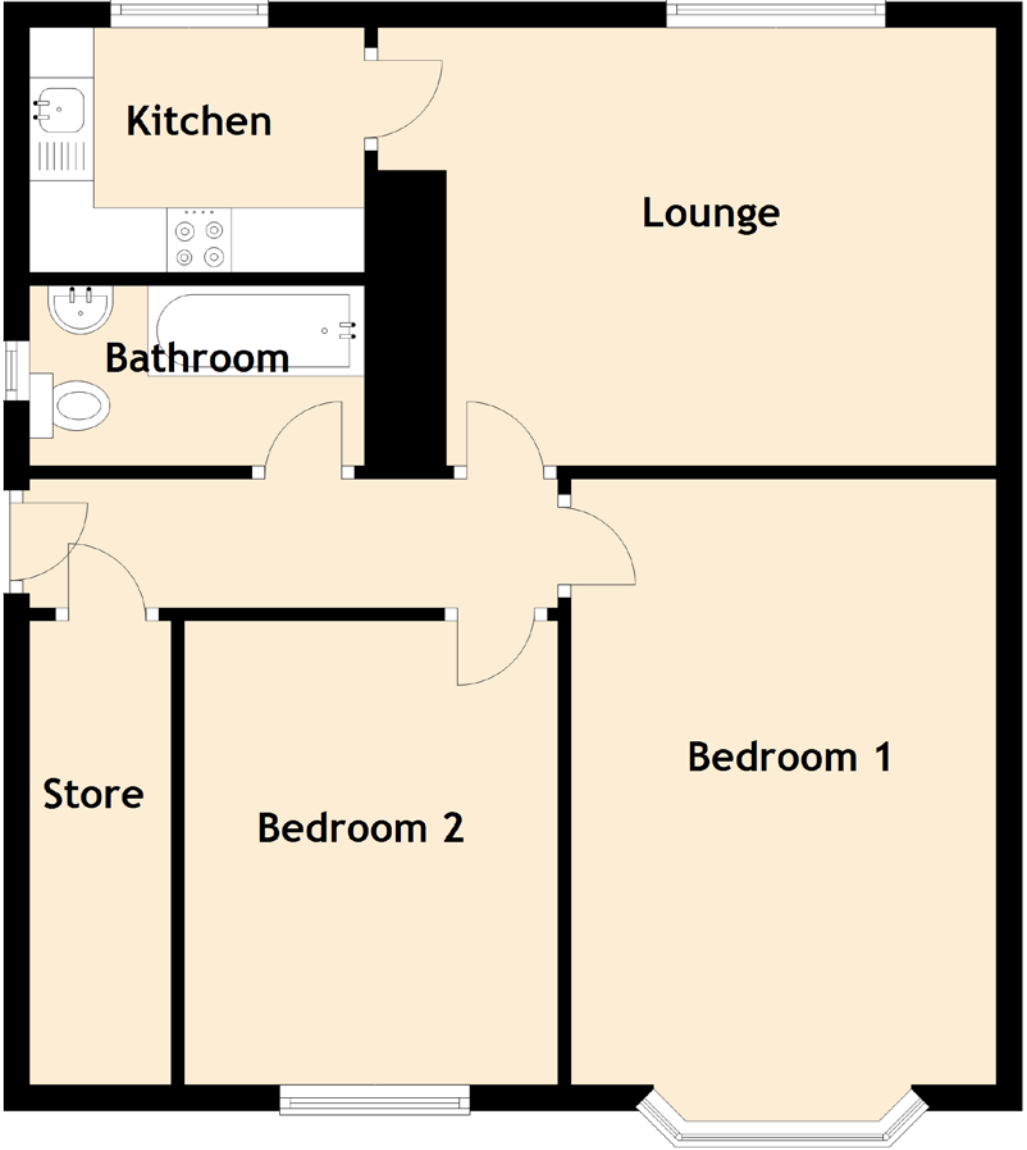


McEwan Fraser is delighted to present this two bed lower villa to the market. Occupying a fantastic corner plot on Colinton Mains Loan, a quiet cul-de-sac, the property is presented in excellent internal order and would make a great starter home or potential downsize. The internal proportions are superb and the property includes off-street parking, gas central heating, double glazing and a private section of rear garden. Internal viewing is highly recommended.

The property is accessed through a door to the side of the building which opens into the central hallway. The hallway itself includes integrated storage and divides the entertaining space to the rear from the bedrooms to the front. Accommodation is focused towards a generous

reception room which overlooks the rear garden. A large picture window with a south-west aspect makes this a naturally warm and bright room. The kitchen is accessed directly from the lounge. Comprising a good range of base and wall mounted units, there is plenty of prep and storage space. Gas hob and electric oven are integrated alongside further free standing appliances. The bay fronted master bedroom faces the front of the property. A very generous bedroom, the master boasts a huge amount of floor space for a full range of furniture. The second bedroom is also a well proportioned double. Accommodation is completed by the modern bathroom which includes a three-piece suite with shower over bath. For extra warmth and comfort, the property boasts gas central heating and double glazing.



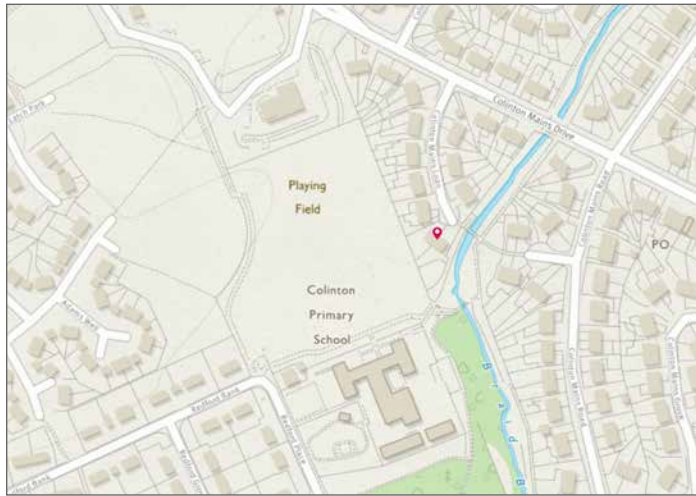


Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.40m (11'2")
Kitchen	2.60m (8'6") x 1.90m (6'3")
Bedroom 1	4.70m (15'5") x 3.30m (10'10")
Bedroom 2	3.60m (11'10") x 2.90m (9'6")
Bathroom	2.60m (8'6") x 1.30m (4'3")

Gross internal floor area (m²): 60m²
EPC Rating: C

Extras (Included in the sale): All integrated appliances, fitted floor coverings and the large wardrobe in the master bedroom.





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