



45 Firrhill Crescent, Colinton Mains, Edinburgh, EH13 9EW

Immaculately Presented, Three-Bedroom, End-Terraced Villa, with Generous Gardens

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Property Description

Immaculately presented, three-bedroom, end-terraced villa, with exceptionally generous gardens. Set 'off-street' adjacent to a large communal green, in the popular Colinton Mains area, south of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms, a single bedroom, and a bathroom.

Tastefully finished throughout, ready-to-move-in, with a stylish integrated kitchen and a contemporary bathroom suite. In addition, there is gas central heating, double glazing, dual-aspect public rooms, and good storage provision including a loft space.

Externally, the property benefits from a front garden enclosed by hedging; whilst to the rear a generous rear garden has a lawn and established trees.

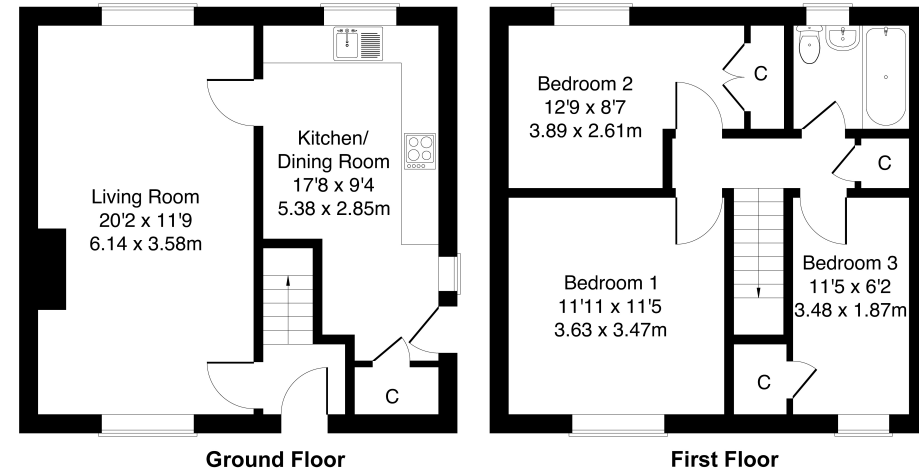
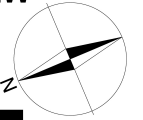
A welcoming entrance has space for outerwear and gives access to the carpeted stairs leading to the upper hall; and a spacious, tastefully finished, dual-aspect living room featuring carpeted flooring, plain coving and two ceiling light fittings. Set off the lounge, and with a door to the side of the property, the kitchen has space for a dining/breakfast table and a built-in storage cupboard. Modern fitted units include wood-effect worktops with matching upstands, a sink with a drainer; and an integrated fridge/freezer, washing machine, electric oven and ceramic hob with canopy above.

On the first floor, bedroom one is set to the front, offering a generous room size for freestanding furnishing; whilst two further carpeted bedrooms are set to opposite aspects, with built-in storage and pendant light fittings. Completing the accommodation, the bathroom is fitted with a modern three-piece suite, including a mains shower over the bath, contemporary wall panelling, and recessed spotlighting.



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Approximate Gross Internal Area: (861 sq ft - 80 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





The Colinton Mains district of Edinburgh is a popular residential area, set in the southwest of the city against the scenic backdrop of the Pentland Hills. Colinton Village has a good range of local shops, banks, restaurants and bars, with supermarket shopping available nearby, including a Tesco at Colinton Mains Drive, a Morrisons at New Swanston, and a Co-op on Oxfangs Road North. Proximity to the city bypass offers ease of

commuting and links to major retail parks such as Straiton, Hermiston Gait and The Gyle. There are many pleasant walks to be had including the Braid Burn path, Water of Leith and Colinton Dell, with several golf courses found in the vicinity. There are also excellent primary and secondary schools within the area, in both the state and private sectors and good public transport links.





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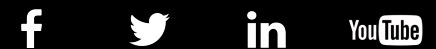
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