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24/6, Firrhill Crescent, Colinton, Edinburgh, EH13 9EQ

Well Presented, Two Bedroom, Dual Aspect, Second Floor Flat.

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Property Description

Well presented, two-bedroom, dual-aspect, second floor flat, set on a quiet residential street, located in the Colinton area, to the south of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a bathroom. Features include gas central heating, a fitted kitchen, good size rooms, good quality flooring and décor, uPVC double glazed windows and TV and telephone points.

Externally, there is a well-tended shared rear drying green, and a generously sized private garden to the side, including a lawn, timber shed and deck, with ample unrestricted parking to the front and on surrounding streets.

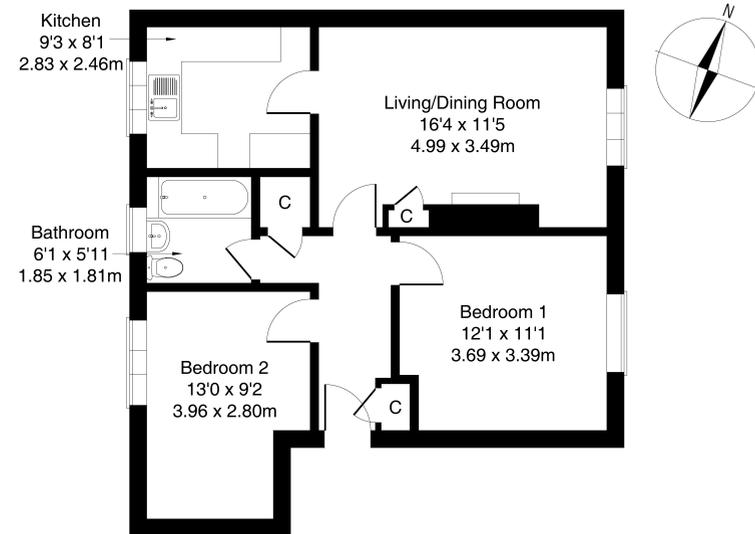
Access is gained via the entrance hall, which serves most of the property and features wood-effect flooring and two storage cupboards.

Set to the rear, the bright and well-proportioned living/dining room has wood-effect flooring, a feature fireplace and space for freestanding lounge and dining room furniture. Set off the living room, the kitchen is fitted with traditional style units, marble-effect worktops, a tiled surround and a sink with drainer.

Set at opposite aspects, are two similarly sized double bedrooms with carpeted flooring, central light fittings and ample room for bedroom furniture. Completing the accommodation, the family bathroom is fitted with a modern white three-piece suite with a mains mixer shower over the bath, vinyl flooring and splash walls and a chromed ladder radiator.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (635 sq ft - 59 sq m.)



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

Area Description

Colinton is one of Edinburgh's most sought-after residential areas, set in the southwest of the city with the backdrop of the Pentland Hills. Colinton Village has a good range of local shops, banks, restaurants and bars. There is also a health centre and supermarket shopping facilities are available nearby, including a Tesco at Colinton Mains Drive, a Morrisons at New Swanston, and a Co-op on Oxbgangs Road North. Close vicinity 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 to be 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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