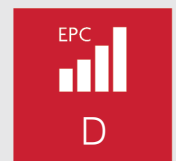
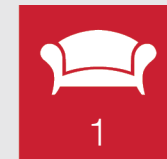




**Thorntons**   
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4 Hailes Bank,  
Colinton,

Edinburgh, EH13 0JJ







## Summary

Peacefully situated in popular Colinton, this spacious semi-detached house represents an ideal family home. The well-presented interiors include three bedrooms, a sun-facing reception room, a galley-style kitchen opening to a dual-aspect sunroom with garden access, and a shower room with vanity storage. Externally, 4 Hailes Bank is complemented by established private gardens and a private garage leading to a single garage. Additionally, the home is set a short drive from Kingsknowe Golf Club, the Water of Leith and central Edinburgh.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

## Features

- Semi-detached house in Colinton
- Quiet cul-de-sac location
- Entrance hall with storage
- Sunny living/dining room with fireplace
- Galley-style kitchen, open to
- Dual-aspect sunroom
- Spacious main bedroom
- Two more bedrooms
- Versatile eaves storage
- Three-piece shower room
- Private garden grounds
- Private driveway and garage parking
- Gas central heating and double glazing



“A spacious family home at the end of a cul-de-sac in Colinton, with three bedrooms, two reception rooms, a kitchen, and a bathroom.”











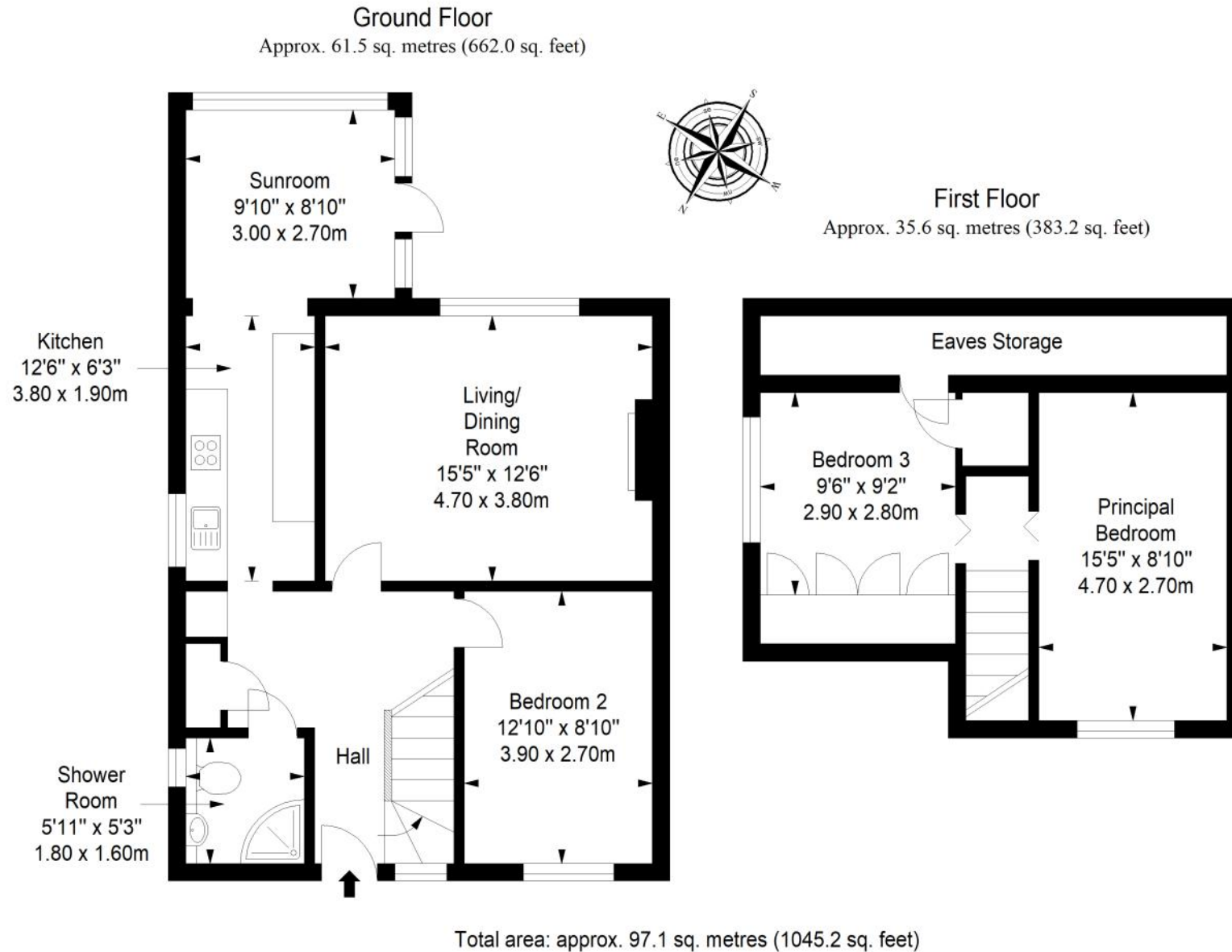
“Set close to the Water of Leith in popular Colinton, this three-bedroom property benefits from easy access to parks, Kingsknowe Golf Club, and bus/rail links.”







# Floorplan





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