



105 Colinton Mains Road, Edinburgh, EH13 9DL

Well-Presented, Two-Bedroom, Traditional Lower Villa with Private Gardens

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Property Description

Well-presented, two-bedroom, traditional lower villa with private gardens, offering an exciting opportunity in a sought-after location with superb transport and shopping links. Located in Edinburgh's long-established Colinton Mains area, south-west of the city centre.

Comprises an entrance hallway, living / dining room, kitchen, two double bedrooms, and a bathroom. Requiring upgrading, there is a fitted kitchen with appliances, contemporary flooring, gas central heating, and double glazing.

Externally, to the front is a lawn enclosed with tall hedging, to the rear is a lawn garden plot, and a shared drying green.

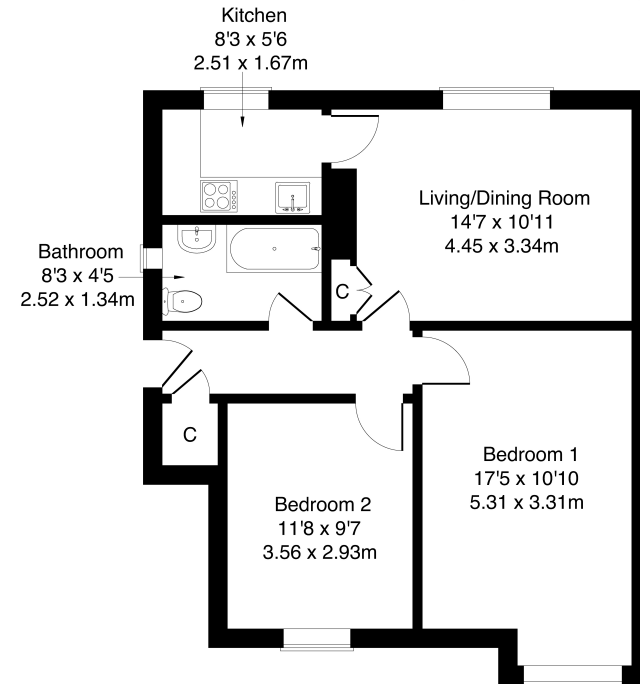
The hall gives access to all rooms except the kitchen and features a deep built-in store, hardwood flooring for the entrance and modern flooring for the main section of the hall. Quietly set, looking out of the rear gardens is a good-sized public room offering space for lounge and dining furniture. Set off the lounge is the kitchen with fitted worktops and units, a sink with drainer, a washing machine, fridge and an integrated oven and gas hob.

Two carpeted double bedrooms are set to the front, with ample space for freestanding storage. A bright bathroom has a side aspect window and includes a shower unit over the bath.



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

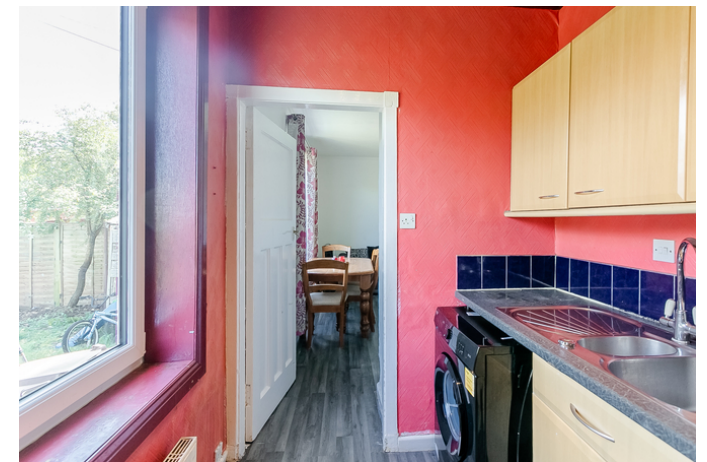


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

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 Oxbgangs 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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