



## 118 Colinton Mains Drive, Edinburgh, EH13 9BL

Tastefully Presented, Three-Bedroom, Lower Villa with Gardens & Driveway

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# Property Description

Tastefully presented, flexible three-bedroom, lower villa with private gardens and a driveway. Located in the popular Colinton Mains area, lying to the south of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, three bedrooms and a family bathroom.

Highlights include a stylish integrated kitchen, a modern bathroom suite and contemporary flooring throughout. In addition, there is gas central heating, double glazing, and good storage provision.

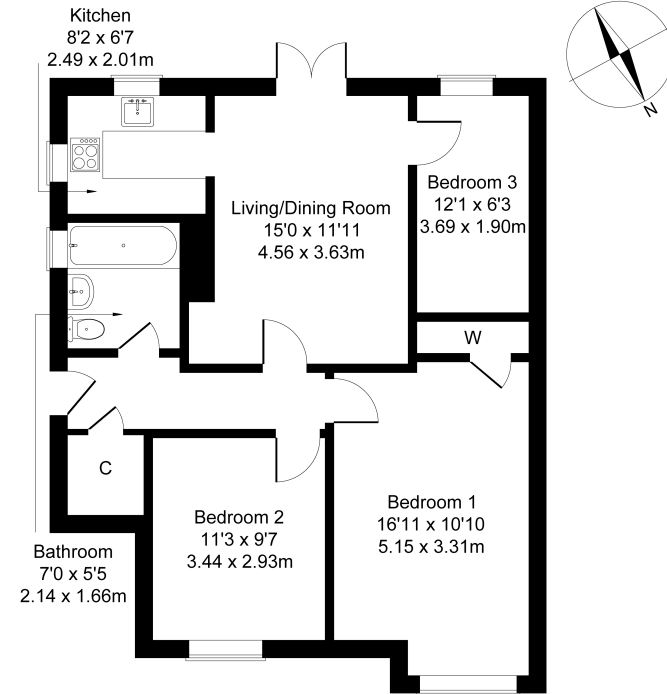
Externally, the property benefits from low-maintenance landscaping to the front incorporating a driveway; whilst an enclosed rear garden has a synthetic turf lawn and a decked patio.

A welcoming hall affords access throughout the majority of the property and features a convenient storage cupboard. Set to the rear, a spacious living room enjoys a southerly aspect allowing plenty of natural light, with patio doors leading to the garden, wood effect flooring and ample space for dining. Set off the lounge, a stylish kitchen is fitted with modern units, wood effect worktops, a sink with drainer; and an integrated oven, induction hob, fridge/freezer and washing machine.

Bedroom one is set to the front, offering a generous room for freestanding furnishing, and features carpeted flooring, a central light-fitting, and a built-in wardrobe. A further double bedroom is also set to the front, with a third flexible bedroom set off the lounge. Completing the accommodation, the family-size bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls and a ladder-style radiator.

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Approximate Gross Internal Area: (764 sq ft - 71 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 Oxgangs 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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