



## 71 Colinton Mains Grove, Edinburgh, EH13 9DG

Immaculately Presented, Three-Bedroom, Double-Upper Villa with Gardens & Driveway

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# Property Description

Immaculately presented, this three-bedroom traditional double-upper villa offers stylish interiors, private gardens, a driveway, and delightful views towards the Pentland Hills.

Set on a peaceful side street in the popular Colinton Mains area, to the south-west of the city centre, the property provides a perfect balance of tranquillity and convenience.

Comprises an entrance hall and stairs, a first and second floor hall, a living/dining room, a kitchen, three flexible bedrooms, and a shower room.

Tastefully finished, highlights include a modern fitted kitchen with appliances, a luxury shower suite, HIVE gas central heating and double glazing. In addition, there is a flexible dresser/study space for the primary bedroom, good storage provision and modern lighting throughout.

Externally, the property boasts a private driveway and a store shed to the front, whilst a generous L-shaped plot to the rear includes a lawn and a second store shed.

A welcoming entrance leads to a staircase rising to the main hall, which gives access to the majority of the first-floor accommodation, including a convenient storage cupboard. To the rear, a generously proportioned living room features attractive wood-effect flooring flowing through from the hall, along with ample space for both lounge and dining furniture. Additional features include a shelved press, simple coving, and two light fittings, creating a comfortable and versatile living space. Just off the living room, a contemporary kitchen is fitted with modern units, solid wood worktops, and a stylish metro-tiled splashback. Appliances include an induction hob, oven, dishwasher, washing machine, and fridge/freezer. Also on the first floor, a luxurious shower room is finished to a high standard, complete with a large cubicle and rainfall shower, complemented by stylish tiled splash walls and a ladder-style radiator.

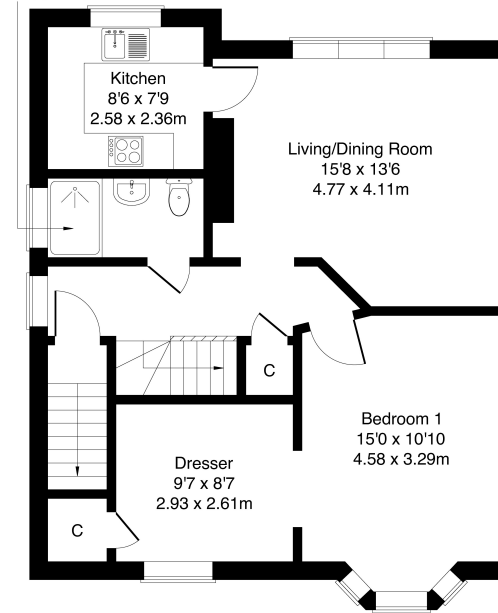
Positioned to the front, the impressive principal bedroom is exceptionally spacious and beautifully presented, featuring a charming bay-style window, built-in storage, generous room for freestanding furniture, including a dressing area, and matching wood-effect flooring. Completing the accommodation, the second floor hosts a built-in cupboard and two further well-proportioned bedrooms, both tastefully decorated and finished with comfortable carpeted flooring, offering flexible accommodation ideal for family living, guests, or home working.



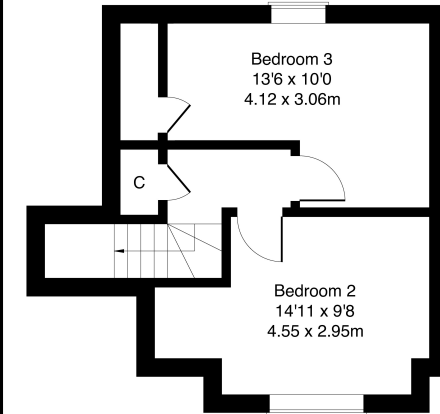
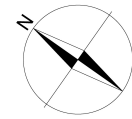
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Approximate Gross Internal Area: (1023 sq ft - 95 sq m.)

Shower Room  
8'6 x 4'4  
2.58 x 1.31m



First Floor



Second Floor

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

# Area Description

Colinton Mains is a popular residential area in the southwest of Edinburgh, set against the scenic backdrop of the Pentland Hills. Nearby Colinton Village offers a selection of local shops, cafés, banks, restaurants and bars, while everyday needs are met by a Tesco Colinton Mains Drive, an Aldi on Colinton Road North, Morrisons at New Swanston, and a Co-op on Oxbgangs Road North. The area provides excellent access to the city bypass, linking efficiently to major

retail destinations including Straiton, Hermiston Gait and The Gyle. Residents can enjoy an array of green spaces and walking routes, including the Braid Burn path, Water of Leith walkway and Colinton Dell, with several golf courses also nearby. The district is well-served by a range of highly regarded primary and secondary schools in both the state and private sectors, and benefits from reliable public transport links to the city centre and beyond.





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