



Estate Agents and Solicitors

6/9 West Mill Road, Edinburgh, EH13 0NX

Two-Bedroom, First-Floor Apartment with Private Balcony & Two Parking Spaces

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Property Description

Light and tastefully presented, two-bedroom, first-floor apartment, with a private balcony and two allocated parking spaces. Located in a quiet, secluded and exclusive residential development, in the highly desirable Colinton area, south of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

Highlights include an exceptionally spacious public room, a stylish fully integrated kitchen, and contemporary bathroom suites. In addition, there is good built-in storage including bedroom wardrobes, HIVE central heating, and quality engineered wood flooring.

This fully secured development also provides well-kept communal areas, an allocated external store, and a shared bike store.

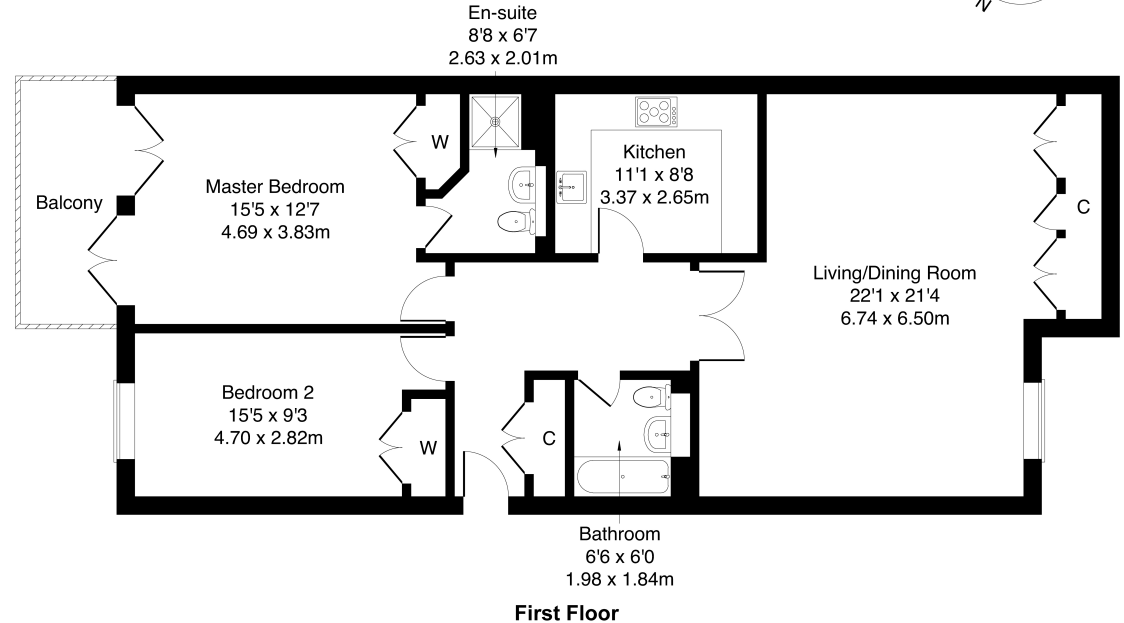
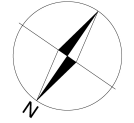
A generous reception hall gives access throughout, and features quality engineered wood flooring, a built-in storage cupboard, and a secured entry system. Set to the front, via French doors, an impressive public room offers space for both lounge and dining furniture, with quality flooring continuing from the hall, and a Juliet balcony enjoying a southwest-facing aspect allowing plentiful natural light. Set internally off the hall, the kitchen is fitted with modern units and worktops including a sink with drainer, unit downlighting; and an integrated dishwasher, washing machine, microwave, fridge freezer, oven and a five-ring gas hob.

Set to the rear, a spacious master bedroom features carpeted flooring, a built-in wardrobe, twin French patio doors leading to a balcony, and a generous en-suite shower room with an integrated cubicle. A further well-proportioned double bedroom is also to the rear, similarly finished, with carpeted flooring and a built-in wardrobe. Completing the accommodation, the family-size bathroom is set internally off the hall, fitted with a three-piece suite including a mains shower over the bath, a shaver point, and tiled splash walls.



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Approximate Gross Internal Area: (1119 sq ft - 104 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 against the scenic backdrop of the Pentland Hills. Colinton Village has a good range of local shops, banks and restaurants, with supermarket shopping available nearby, including a Tesco at Colinton Mains Drive, a Morrisons at New Swanston, and a Co-op on Oxfgangs 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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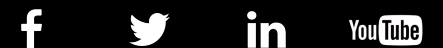
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