



## 43 Firhill Crescent, Colinton Mains, Edinburgh, EH13 9EW

Beautifully Presented & Spacious, Three Bedroom, Mid-Terrace Home with Gardens

Up to date price and viewing info at [mov8realestate.com/property](http://mov8realestate.com/property)

espc rightmove Zoopla  
find your happy

# Property Description

Beautifully presented and spacious, three-bedroom, mid-terraced home with generous gardens. Set back from the road by a large communal green, located in the popular Colinton Mains area, south of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, a single bedroom and a bathroom.

Tastefully finished in modern decor, highlights include a stylish fitted kitchen and bathroom suite, contemporary flooring and lighting.

There is also gas central heating, double glazing, and good storage provision including a partially floored loft space.

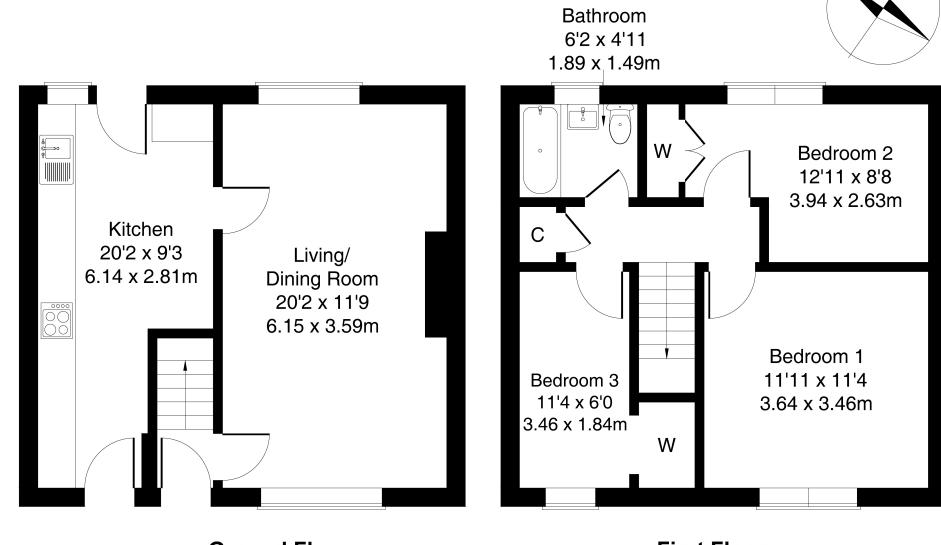
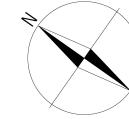
To the front is a lawn garden enclosed by hedging; whilst to the rear, there is a particularly generous rear garden with lawn, patio, storage shed, and common land beyond.

The entrance hall has carpeted stairs leading to the upper floor and wood effect flooring extending through to the dual aspect living room which offers space for both lounge and dining furniture and features a fireplace and two light fittings. Set off the living room, with a door to both aspects allowing access to the front and rear gardens, the kitchen is fitted with modern units, wood effect worktops with matching upstands, a sink with drainer and ample space for a breakfasting table. Appliances include an integrated oven, electric hob, extractor hood, fridge/freezer and dishwasher.

Upstairs, generously sized bedroom one is set to the front with carpeted flooring and a central light fitting; whilst two further bedrooms are set to opposite aspects, similarly well finished with carpeted flooring and built-in storage space. Completing the accommodation, the bathroom is fitted with a three-piece suite, a mains mixer shower over the bath, tiled splash walls and a ladder-style radiator.

**mov<sup>8</sup> REAL ESTATE**  
Estate Agents and Solicitors

Approximate Gross Internal Area: (850 sq ft - 79 sq m.)



Ground Floor

First Floor

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 with the backdrop of the Pentland Hills. Colinton Village has a good range of local shops, banks, restaurants and bars. There is also a health centre and supermarket shopping facilities are available nearby, including a Tesco at Colinton Mains Drive, a Morrisons at New Swanston, and a Co-op on Oxbangs Road North. Close vicinity 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 to be 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.





## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## Contact Us

0345 646 0208  
[sales@mov8realestate.com](mailto:sales@mov8realestate.com)  
[www.mov8.com](http://www.mov8.com)  
**Head Office**  
6 Redheughs Rigg, Edinburgh, EH12 9DQ  
**Glasgow Office**  
77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

