



49/2, West Mill Road, Edinburgh, EH13 0NZ

Tastefully Presented & Spacious, Three-Bedroom, First-Floor Apartment with Balcony & Garage

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Property Description

Tastefully presented and spacious, three-bedroom, first-floor apartment, with a private balcony and an allocated garage. Located in a quiet, secluded and exclusive residential development, in the highly desirable Colinton area, southwest of Edinburgh city centre.

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

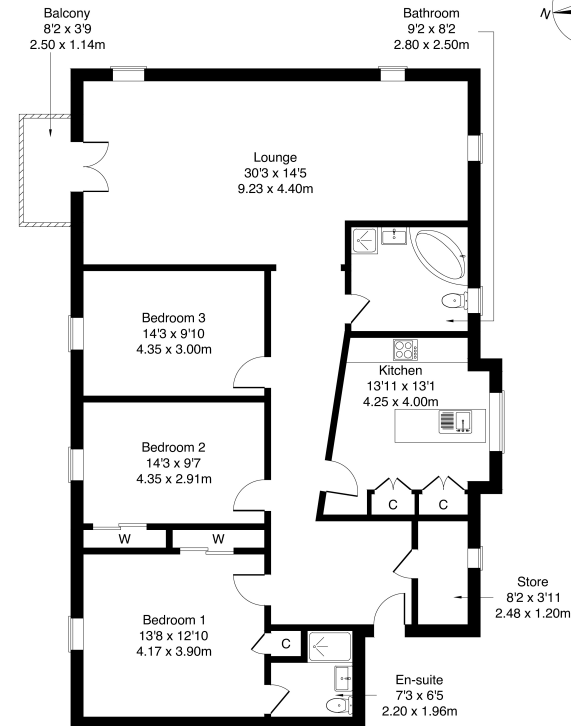
Highlights include an exceptionally spacious public room with a private balcony, a stylish kitchen with appliances, and contemporary bathroom suites. In addition, there is good built-in storage including bedroom wardrobes and a walk-in store, gas central heating, and double glazing.

This fully secured development also provides well-kept communal areas, an allocated garage, and additional residents' parking.

An exceptionally spacious hallway welcomes you into this well-presented home, affording access throughout the property. An impressive, dual-aspect living room takes the full width of this home and features ample space for dining, wood-effect flooring, unique circular windows, and glazed doors leading to a private balcony, with superb, quiet leafy views. Set to the front, a stylish, well-sized kitchen is fitted with modern units and worktops, a breakfast bar, a tiled surround, a sink with a drainer, and integrated appliances including a hob, two eye-level ovens, a fridge/freezer and a washing machine.

A generous master bedroom is set to the rear, with carpeted flooring, a built-in wardrobe with mirrored doors, a further built-in cupboard for added storage, and a modern en-suite shower room. Two further well-proportioned double bedrooms are set adjacent, with bedroom two featuring a built-in wardrobe. Completing the accommodation, a large family bathroom is fitted with a four-piece suite including a separate bathtub and shower cubicle with rainfall shower, panelled splash walls and a ladder-style radiator.

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Approximate Gross Internal Area: (1453 sq ft - 135 sq m.)



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 Oxfangs 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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0345 646 0208

sales@mov8realestate.com

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Head Office

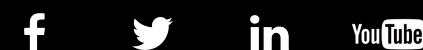
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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