

COLINTON

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DREGHORN LOAN
EDINBURGH
EH13 0DA

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**DREGHORN LOAN, COLINTON
EDINBURGH, EH13 0DA**

OFFERS OVER £825,000

Impressive beautifully presented five bedroom detached house quietly located within mature landscaped gardens in the exclusive district of Colinton. The area is well served by a wide range of schooling including Bonaly Primary School, Merchiston Castle School and George Watson's College.

The property has been extensively upgraded and extended by the present owners to create a well proportioned contemporary family home over two levels. Finished to an unwaveringly high standard throughout, particular note should be paid to the principle accommodation. This includes a spacious family / dining / kitchen with bi-fold doors to both the decked patio and garden, formal sitting room with feature open flame gas fire and floor to ceiling windows enjoying an open outlook. There is also a self contained guest suite on the ground floor with a double bedroom and en-suite shower room.





Entered via a private road off Dreghorn Loan, the property is approached via extensive parking and garage to the front of the property.

Comprises:

Ground

- Entrance Hall with access to the principle accommodation
- WC
- Family area - Feature Morso wood burning stove and open outlook
- Dining / Kitchen area - Raised kitchen and dining area with an Ecko kitchen, Siemen's appliances and state of the art induction hob.
- Sitting Room
- Guest bedroom with en suite shower room
- Bedroom Four
- Utility room

First floor

- Turned wooden staircase with glass banister rising to upper landing
- Master bedroom with views towards Arthur's Seat and Salisbury Crag and ample fitted wardrobes
- En-suite bathroom
- Two further double bedrooms with fitted wardrobes
- Family bathroom

To the outside there is a large area of lawn and impressive decked patio area with seating and an outdoor Jacuzzi to the side. To the rear there is a further lawn with access to the self contained guest suite.

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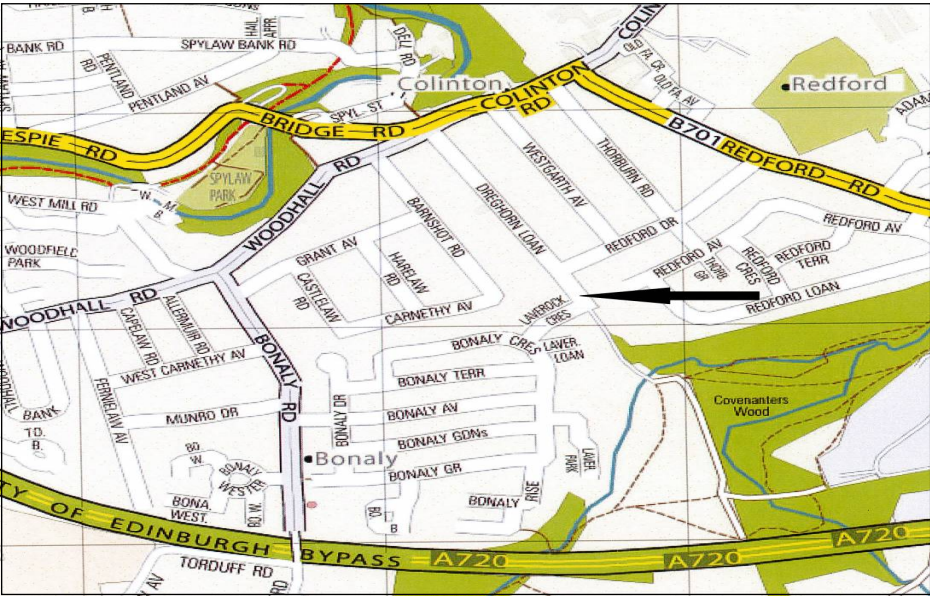
**DREGHORN LOAN, COLINTON
EDINBURGH**

Viewing

By appointment with Pagan
Osborne on 0131 539 3333

EPC C

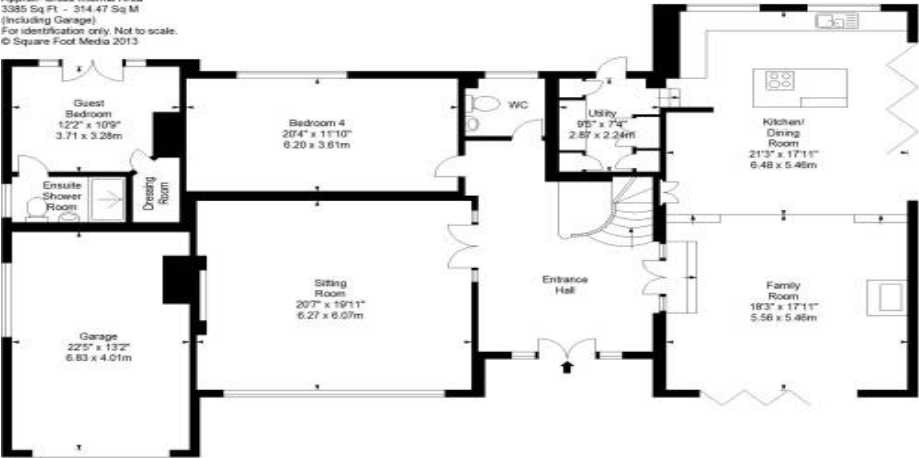




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Colinton is a popular residential area to the south of the City. The area is served by many excellent local amenities and the cosmopolitan Bruntsfield and Morningside shopping districts are nearby providing a selection of boutique shops and galleries along with a Tesco Metro and Waitrose Supermarket. The area also enjoys the excellent mix of bistros, restaurants, bars, coffee shops, the Church Hill Theatre and of course Dominion Cinema. Located close to local primary and secondary schools with George Watson's College and Napier University situated nearby. Excellent transport links allow for easy access by foot, bike, car or bus to other areas of the City with easy links to Edinburgh City Bypass.

Dreggorn Loan, EH13 0DA
Approx. Gross Internal Area
3385 Sq Ft - 314.47 Sq M
(including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor



We offer a free no obligation property valuation service and a free 360 Lifestage Review - call or ask our property team for more information

AGENTS NOTE

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