

257 Colinton Mains Road Edinburgh, EH13 9BT

OFFERS OVER £200,000



drummondmiller



- Bright and spacious living room with patio doors into south facing, private rear garden
- 2 generous double bedrooms (1 currently utilised as a sitting room) plus a 3rd bedroom situated off the living room
- Separate fitted kitchen with appliances
- Own front garden with private driveway parking
- Gas central heating and UPVC double glazing
- Established residential area close to excellent schools, shops and sports facilities
- Excellent bus services and handy for nearby main routes
- EPC C

Description

This main door lower villa is a style of flat which has always proved popular with purchasers of all age groups. Brick-built in the 1950's, it provides well-proportioned accommodation complete with ample storage space. It has a fairly versatile layout (69 sqm) as bedroom 3 which is adjacent to the living room could equally be used as a separate dining room/office. In addition to this, there is a comfortable bay-windowed main bedroom (which is currently utilised as a sitting room), a well fitted kitchen, further double bedroom, and tiled upgraded bathroom.





Central Heating and double glazing

There is gas central heating, cavity wall insulation along with UPVC replacement double glazed windows, entrance doors and patio doors.

Garden and driveway

The property occupies a corner plot providing a mature front garden with driveway plus a further south - facing private garden space to the rear which includes a timber shed. The property also benefits from a shared drying green.

Location

Colinton Mains is a quiet, leafy setting approximately four miles south of Edinburgh City Centre and is an area well-served by local amenities which include convenience stores, a pharmacy, a medical centre and a post office, as well as a Tesco superstore. The lovely open space of Colinton Mains Park provides open space for outdoor recreation in the immediate vicinity, whilst the Pentland Hills National Park is close by. Excellent local schooling options are available, whilst many of the capital's prestigious independent schools are also within easy reach. Colinton Mains not only enjoys excellent public transport services into the city centre, but also allows swift access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.

Council Tax and EPC

It is in Council Tax band D and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £220,000 and a link to the Home Report is available from the ESPC web site.

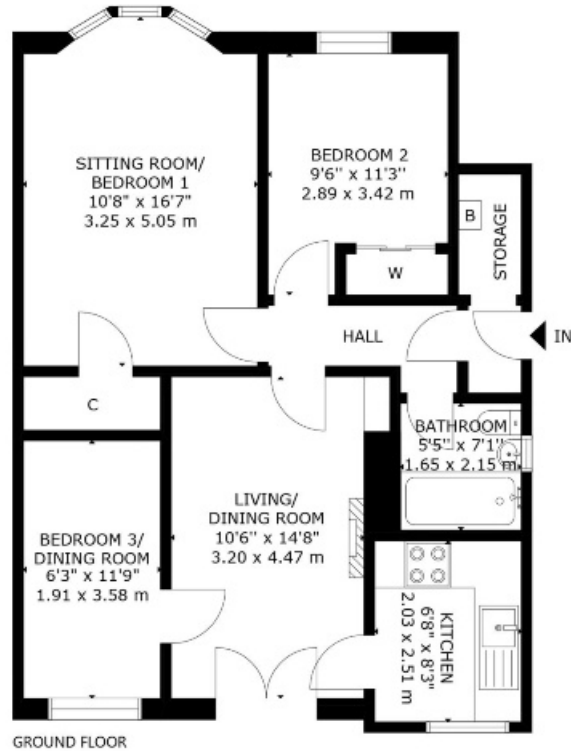
Viewing

By appointment with the Agent telephone 0131 229 3399 (or 0759 58 20611 out with office hours).

Extras

The carpets, electric fire and white goods in the kitchen are included in the sale price.





GROUND FLOOR

257 COLINTON MAINS ROAD, EDINBURGH, EH13 9BT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 742 SQ FT / 69 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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