

2 GRANT AVENUE

Colinton, Edinburgh, EH13 0DS

RARELY AVAILABLE
detached house



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2 GRANT AVENUE



PROPERTY NAME

2 Grant Avenue

LOCATION

Edinburgh, EH13 0DS

APPROXIMATE TOTAL AREA:

237 sq. metres (2551.1 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● EXTERNALS

The floorplan is for illustrative purposes.
All sizes are approximate.



WELCOME TO

2 Grant Avenue

A rarely available five-bedroom detached house forming part of an exclusive development in highly sought-after Colinton, offering a wealth of accommodation, private parking for multiple vehicles, and stunning landscaped gardens. This property would benefit from complete re-modernisation and upgrading throughout.

GENERAL FEATURES

A rarely available detached house
Part of an exclusive development
Set in the Colinton conservation area
Neutral decoration and period details
Ideal opportunity to modernise to taste
EPC Rating - D | Council Tax band - H

ACCOMMODATION FEATURES

Vestibule and central hall with storage
Dual-aspect living room with a fireplace
Dining room with dual-aspect windows
Dual-aspect, well-appointed kitchen
Utility room with additional storage
Rear porch with direct garden access
Naturally-lit, galleried landing
Five bright and airy double bedrooms
Generous built-in wardrobe storage
Three-piece, ground-floor shower room
First-floor bathroom with four-piece suite

EXTERIOR FEATURES

Stunning gardens to the front and rear
Versatile outbuilding for creative use
Multi-car driveway and a double garage



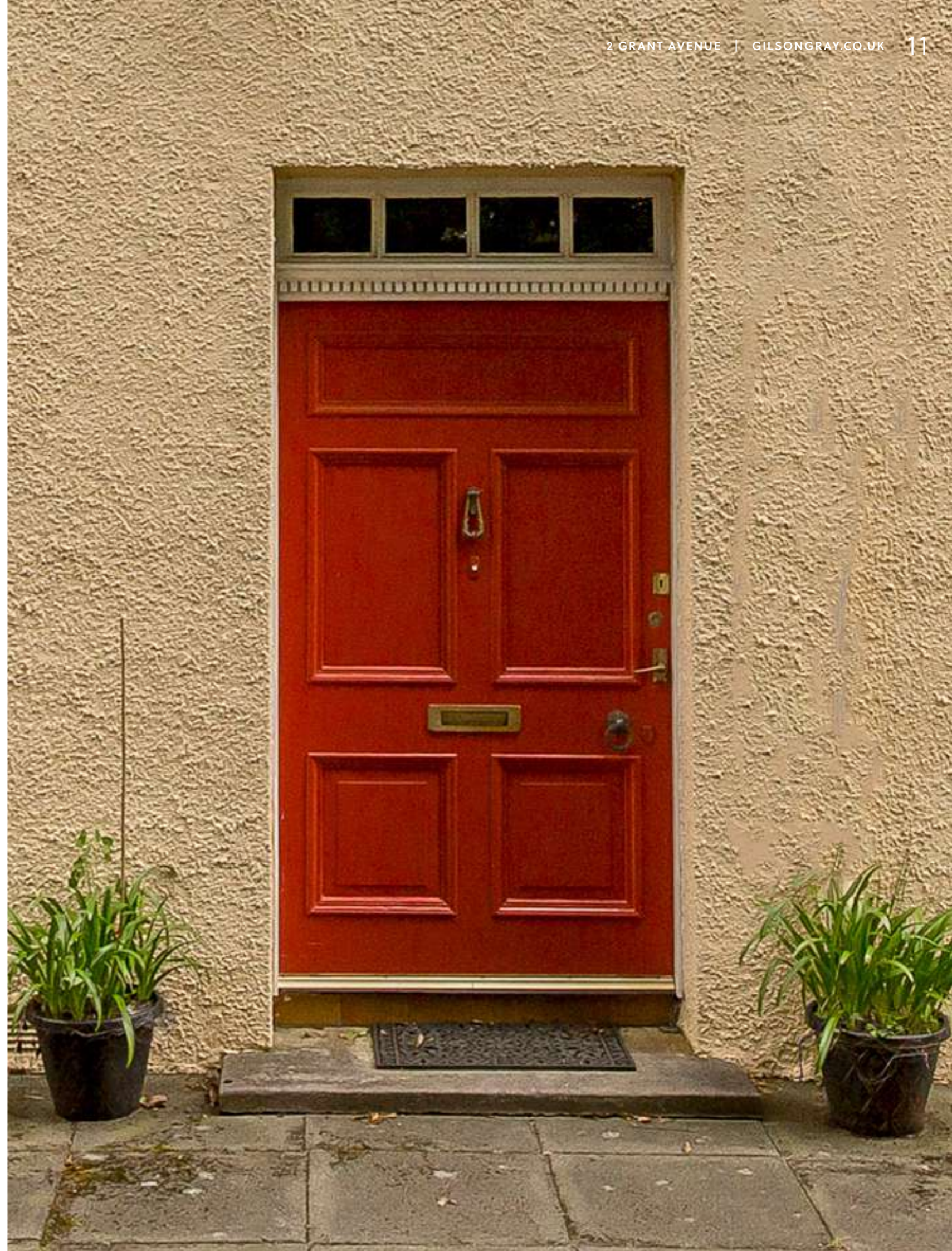


CAPTIVATES

from the outset



This substantial five-bedroom detached house is an executive residence that offers spacious, light and airy rooms and excellent versatility to suit your requirements. It features two reception areas and two washrooms, and it benefits from neutral decoration, excellent storage, and characterful period details. The home further boasts secure private parking and expansive mature gardens that are neatly landscaped. It forms part of a family-friendly neighbourhood located in the Colinton conservation area, and it is close to amenities, schools, and transport links. The family home also enjoys an idyllic setting near the Pentland Hills and Edinburgh green belt, yet is still within easy commuting distance of the city centre. Whilst this property would now benefit from modernisation, it remains an outstanding opportunity for large families and luxury lifestyles.



A FANTASTIC introduction

With a wonderful approach beside the front garden, the home captivates from the outset. Inside, you are greeted by a vestibule and central hall, which offers a fantastic introduction and built-in storage.



RECEPTION ROOMS



with wonderful garden views

The living room is the main reception area, providing a lovely space for daily use. It features elegant décor, divided by a picture rail, and plush carpeting for a comfortable environment. The room has spacious proportions for various lounge furnishings and it has dual-aspect windows for a bright ambience, including a near full-height window with inspiring garden views. A focal-point fireplace with a handsome surround completes the room.







A dining room with dual-aspect windows

From here, bi-folding doors make a grand entrance into the adjacent, dual-aspect dining room, which has a charming aesthetic and (like the living area) an oversized window framing garden views. This additional reception space is the perfect size for dinner parties and family meals, yet it also offers flexibility allowing buyers to use the room as they see fit.



A WELL-APPOINTED

kitchen & utility room

The kitchen has a large footprint to accommodate a table and chairs, alongside a fantastic selection of cabinets and ample worksurface space. It features dual-aspect windows for a light-filled cooking environment and it comes with a range of integrated appliances. Neutral décor and a timber-panelled ceiling complete the space. Next door, there is a utility room, with further storage, and a rear porch which leads out into the garden.





Five large & versatile **BEDROOMS**

Extending off a naturally-lit landing, the four main bedrooms are upstairs on the first floor. Each room is a bright and spacious double with generous built-in wardrobe storage. Furthermore, the principal and second bedrooms both benefit from dual-aspect windows as well, whilst bedrooms three and four have additional built-in storage. A fifth double bedroom is easily accessible on the ground floor, providing a versatile space that can be used as a home office, if required.



THE WASHROOMS

A four-piece bathroom
& three-piece
shower room



Conveniently, the home has a ground-floor shower room and a first-floor bathroom. The three-piece shower room, with white tiles and blue décor, features a toilet, a pedestal washbasin, and a shower cubicle. The bathroom, on the other hand, has a four-piece suite and light décor paired with traditional-inspired tiles. It is comprised of similar fixtures, but with the added advantage of a bathtub and a separate walk-in shower enclosure.

Extras: all fitted floor and window coverings, light fittings, integrated gas hob and double oven, and an undercounter washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



INCREDIBLE GARDENS



for the entire family to enjoy

Externally, the property is flanked by incredible gardens to the front and rear, both of which are carefully landscaped and fully enclosed for the safety of families. The rear garden is equally impressive, also providing a large lawn and a versatile outbuilding, which has electricity and can be used creatively, such as a studio, a laundry room, or even an office. Both gardens provide excellent privacy and both capture lots of sun throughout the day too. Extensive private parking is also assured thanks to a gated, multi-car driveway and a detached double garage.

STUNNING GARDENS TO THE FRONT & REAR

Shielded by established hedgerows, the front garden features a patio area and a sweeping lawn, dotted with colourful plants and mature trees.

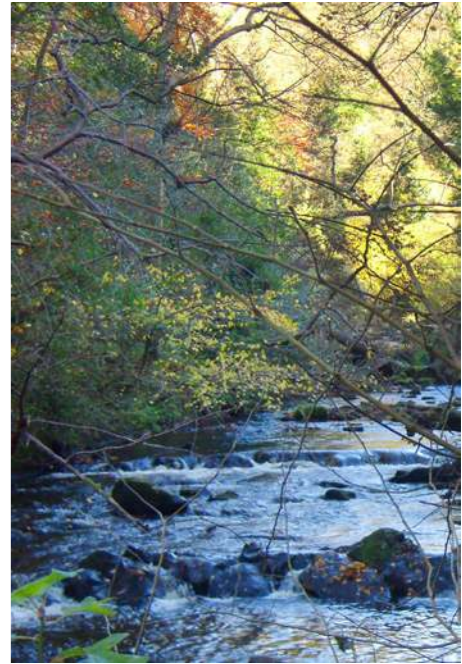


COLINTON EDINBURGH



Situated just over four miles southwest of the city centre

The exclusive residential suburb of Colinton is renowned for its quaint village ambience and tranquil setting on the banks of the picturesque Water of Leith. The historic village, which has been lovingly preserved over the years, is characterised by its romantic country lanes and stunning period architecture. Colinton Village is home to a raft of independent retailers and local businesses, including restaurants, pubs and a post office. In addition to supermarkets nearby, the bustling high streets of neighbouring Morningside and Bruntsfield also offer excellent local amenities. Colinton is cherished for its close proximity to nature: the enchanting woodland of Colinton Dell provides a natural habitat for diverse animals and plant-life and hosts several sites of historical interest, while the majestic Pentland Hills are just a short drive away. Colinton is served by an excellent range of schools and the area is also extremely well placed for some of the capital's finest independent schools, namely Merchiston Castle School, which is located just outside the village. Thanks to its location southwest of the city centre, Colinton enjoys convenient links to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks. Excellent public transport services and extensive cycle paths also provide swift and easy access to the city centre.





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