



32 HAILES GARDENS

Colinton, Edinburgh, EH13 0JH



3

Public Room



4

Bedrooms



1

Bathroom



32 HAILES GARDENS

Offering a wealth of living space, a kitchen, four bedrooms, a shower room, and a separate WC, this generous detached house is situated within an established residential area of Colinton, representing a perfect family home and offering excellent potential for modernisation and cosmetic upgrades by the new owner. Externally, the house is accompanied by front, side, and south-facing rear gardens, a single garage, and a gated driveway.

The home is ideally situated for easy access to nearby amenities, such as shops, state and private schools covering primary and secondary levels, transport links connecting across the city and further afield (including two train stations), and a wealth of green space, including the Water of Leith walkway, Colinton Tunnel, Colinton Dell, and Bonaly Country Park.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Detached house in Colinton
- Opportunity for modernisation and upgrades
- Entrance hall with WC and storage
- Generous, dual-aspect living/dining room
- Bright, modern kitchen
- Versatile family room and adjoining conservatory
- Four double bedrooms
- Three-piece shower room
- Front, side, and rear gardens
- Attached single garage and gated driveway







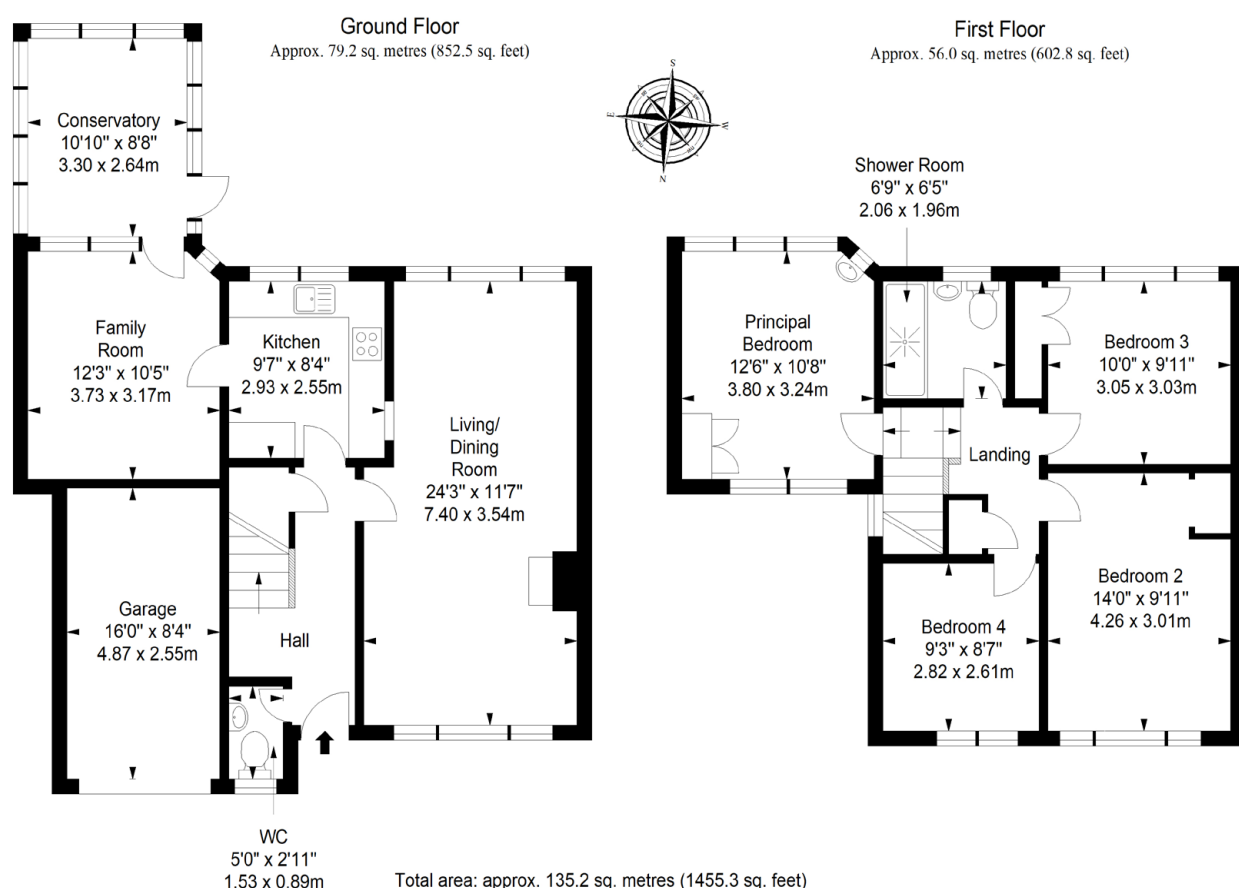


Extras: Integrated kitchen appliances comprising an oven, microwave, and hob will be included in the sale.
Please note, no warranties or guarantees shall be provided for the appliances.



COLINTON

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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