



4 The Gallolee

Colinton, Edinburgh, EH13 9QJ

CALL US ON 0131 447 4747



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GILLESPIE MACANDREW

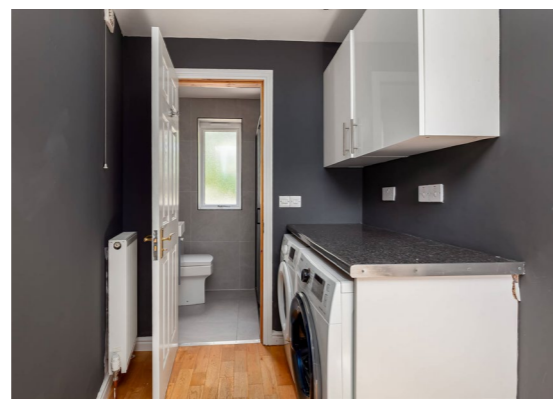
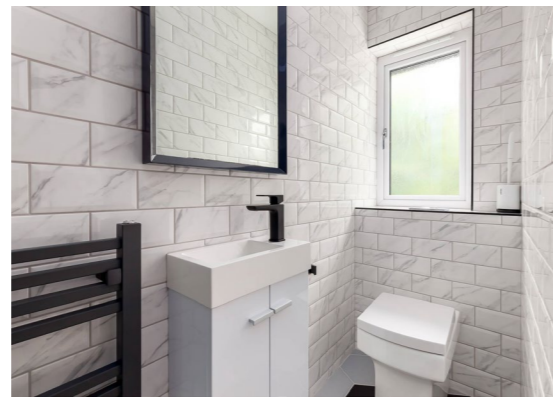
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- Entrance hall.
- Lounge with archway leading to the dining room & side door giving access to rear garden.
- Dining room with double doors opening up into the conservatory.
- Conservatory with climate control system and double patio doors leading to the rear garden.
- Modern fitted kitchen with integrated appliances and free-standing American fridge-freezer.
- Utility room with door leading to the side of the property.
- Downstairs shower room with heated mirror.
- Master bedroom with built in wardrobes and en-suite shower room.
- Bedroom two with built in mirror wardrobes.
- Two further good size bedrooms.
- Luxurious family bathroom with bespoke Italian jacuzzi bath.
- Gas central heating with Hive thermostat.
- Double glazing.
- Enclosed garden to rear with patio area.
- Double driveway leading to integral garage.
- Alarm & security camera system.

GENERAL DESCRIPTION

A rarely available and immaculately presented detached villa, located in the highly regarded area of Colinton which itself is renowned for its quaint village ambience and tranquil setting. The property has been renovated to a very high standard including new windows, doors, fitted kitchen and top of the range fitted bathrooms making this family home truly walk-in condition.





LOCATION

Situated just over four miles southwest of the city centre, Colinton is a thriving community with Colinton Village being 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 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. Colinton has an excellent library which is well used by the local residents. Spylaw Park, Bonaly and the Pentland hills are all within good walking distance and offer many pleasant recreational pursuits for walkers and cyclists. The area has good golf courses and easy access to Hillend Ski-slope. 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.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE FREE-STANDING AMERICAN-STYLE FRIDGE/FREEZER, INTEGRATED DOUBLE OVEN, MICROWAVE, HOB AND COOKER HOOD. THE AUTOMATIC WASHING MACHINE AND TUMBLE DRYER WITHIN THE UTILITY ROOM. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS. THE GARDEN TABLE AND CHAIRS BISTRO SET WILL ALSO BE INCLUDED IN THE SALE PRICE.



COUNCIL TAX BAND: G.
TRAIN STATION: APPROXIMATELY 3.9 MILES TO HAYMARKET STATION.
AIRPORT: APPROXIMATELY 7.1 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 150 METRES.

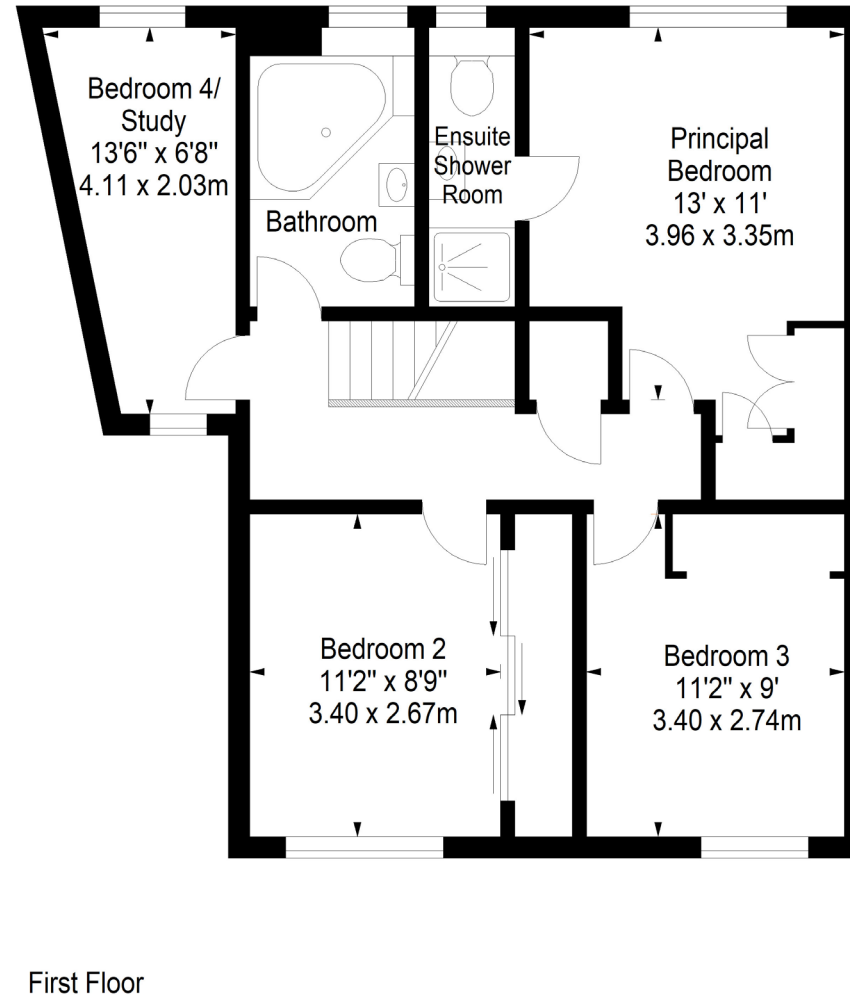
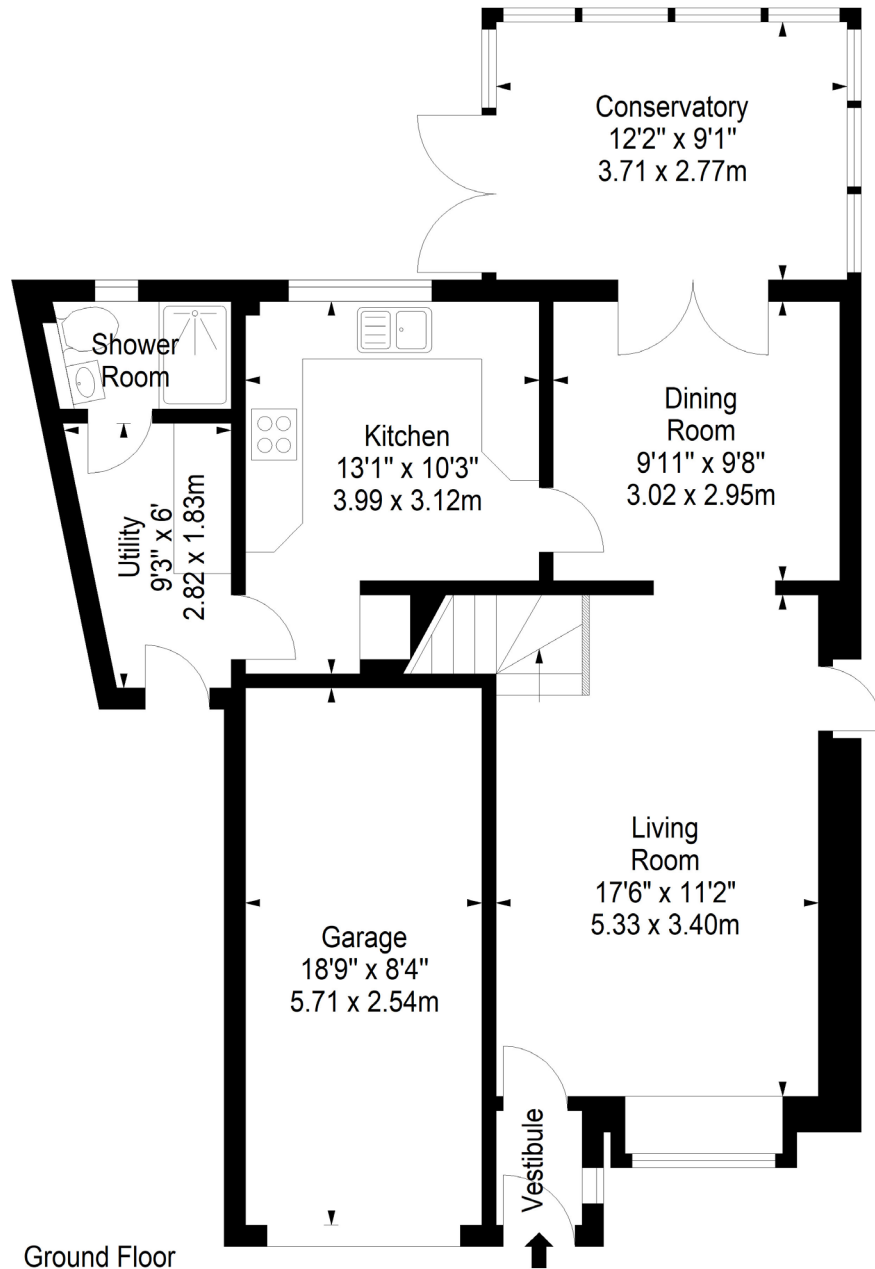
**The Gallolee,
Edinburgh,
Midlothian, EH13 9QJ**



Approx. Gross Internal Area
1491 Sq Ft - 138.51 Sq M
(Including Garage)
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING D**



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[WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://www.gillespiemacandrew.co.uk/properties)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.