



28 Hailes Gardens,
Colinton, Edinburgh, EH13 0JL

CALL US ON 0131 447 4747

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For price and viewing information please visit
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- Entrance vestibule.
- Reception hall with excellent storage.
- Access to extensive floored attic.
- Attractive bay windowed living room to the rear of the property.
- Sunroom off living room with access to rear garden.
- Formal dining room/bedroom 4.
- Kitchen with appliances.
- Main double bedroom with bay window & built in storage.
- Two further double bedrooms.
- Fully tiled bathroom with shower.
- Gas Central Heating.
- White Meter Heating.
- Double Glazing.
- Alarm.
- Original features.
- Private garden to front.
- Driveway for parking for up to 4 cars.
- Large garage.
- Gate to side.
- Extensive south facing garden to rear.
- External water tap.
- Unrestricted on street parking.

GENERAL DESCRIPTION

A superb detached bungalow situated in the highly desirable and much sought after Colinton district of the city, within a short distance of Edinburgh City Centre and an excellent range of local amenities. The property is in need of modernisation and redecoration but offers excellent potential to any purchaser with the options to extend into the attic space or to the rear subject to the usual planning consents. This could be a fabulous family home in a great location.





LOCATION

Hailes Gardens forms part of the highly regarded residential district of Colinton, conveniently positioned for access to the City of Edinburgh Bypass linking the main Scottish motorway network system and Edinburgh International Airport. Excellent public transport provides frequent access to the City Centre and surrounding districts while Kingsknowe Train Station is nearby making this an ideal location for the commuter. Many local amenities can be found in Colinton Village with further shopping available at Sainsbury's Longstone and the Gyle Shopping Centre and Hermiston Gait. The area is well placed for the outdoor enthusiast and the property is within close proximity to the spectacular Pentland Hills Regional Park and Bonaly Country Park. The tranquillity of the Water of Leith and nearby Colinton Dell are also on hand offering a mixture of mature woodland where delightful walks and cycles can be enjoyed. Schooling is well-catered for from nursery to secondary level in both the public and private sectors, and the Edinburgh Napier University campuses are a short drive away.



EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, AUTOMATIC WASHING MACHINE, FRIDGE AND TWO FREEZERS. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS. THE GARDEN SHED WILL ALSO BE INCLUDED WITHIN THE SALE PRICE.

COUNCIL TAX BAND: G

TRAIN STATION: APPROXIMATELY 1 MILE TO KINGSKNOWE TRAIN STATION.

AIRPORT: APPROXIMATELY 6.2 MILES TO EDINBURGH AIRPORT.

BUSES: WITHIN 200 METRES.



ENERGY PERFORMANCE
CERTIFICATE RATING D

Hailes Gardens,
Edinburgh,
Midlothian, EH13 0JL



Approx. Gross Internal Area
1298 Sq Ft - 120.58 Sq M

Attic
Approx. Gross Internal Area
453 Sq Ft - 42.08 Sq M

Garage
Approx. Gross Internal Area
153 Sq Ft - 14.21 Sq M

For identification only. Not to scale.
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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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