



7 Campbell Park Drive
Colinton, Edinburgh, EH13 0HS

CALL US ON 0131 447 4747

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For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Welcoming reception hall with storage.
- Generously proportioned living room with feature fire.
- Formal dining room.
- Open access to sunroom at rear with access to garden.
- Modern fitted kitchen with Siemens appliances.
- Outer hallway with access to double garage & door to front and rear of property.
- Master bedroom with built-in wardrobes.
- Further bedroom with freestanding wardrobes.
- Bedroom five/study (currently used as a sitting room).
- Contemporary fitted bathroom with Jacuzzi bath.
- Shower room.
- Upper landing with storage.
- Two further double bedrooms with fitted storage.
- Storage within eaves.
- Electric heating.
- Double glazing.
- Alarm
- Private garden to front.
- Monobloc driveway to front leading to large garage.
- Extensive beautifully maintained rear garden.
- Unrestricted on street parking.

GENERAL DESCRIPTION

A superb extended detached bungalow situated in the highly regarded and much sought after Colinton district of the city close to an excellent range of local amenities and short journey to the Edinburgh City Centre. The property would make an ideal family home in a great location.





LOCATION

Colinton is one of Edinburgh's most highly regarded residential districts, 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 providing an ideal location for the commuter. Many local amenities can be found in Colinton Village with further shopping available at the nearby 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 tranquility 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, SIEMENS KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER. THE AUTOMATIC WASHING MACHINE AND TUMBLE DRYER WITHIN THE GARAGE THE WARDROBES IN BEDROOM 2, SOME GARDEN FURNITURE AND GREENHOUSE WILL ALSO BE INCLUDED WITH THE SALE. SOME FURNITURE WITHIN THE PROPERTY WILL BE INCLUDED IN THE SALE PRICE.



COUNCIL TAX BAND	G.
TRAIN STATION	APPROXIMATELY 2.4 MILES TO KINGSKNOWE TRAIN STATION.
AIRPORT	APPROXIMATELY 7.3 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

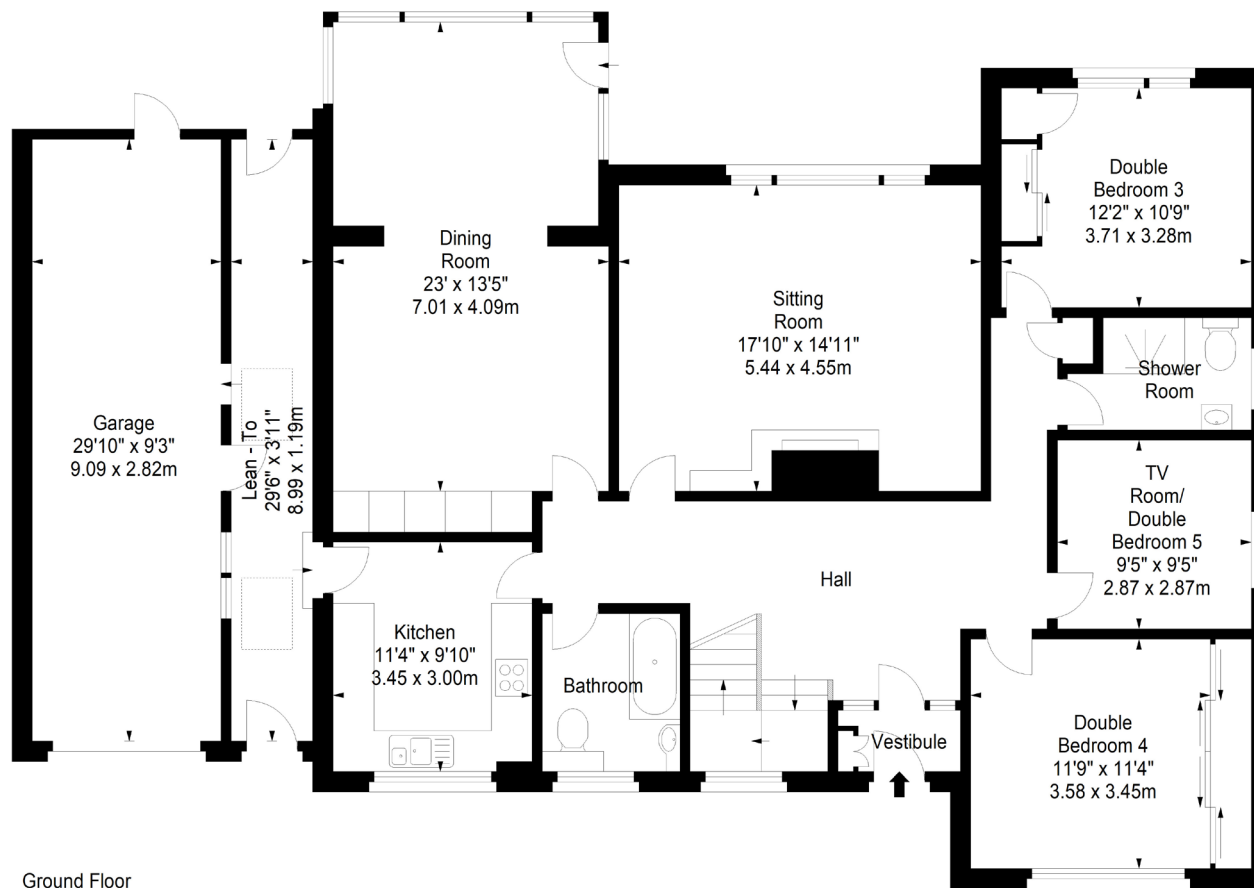
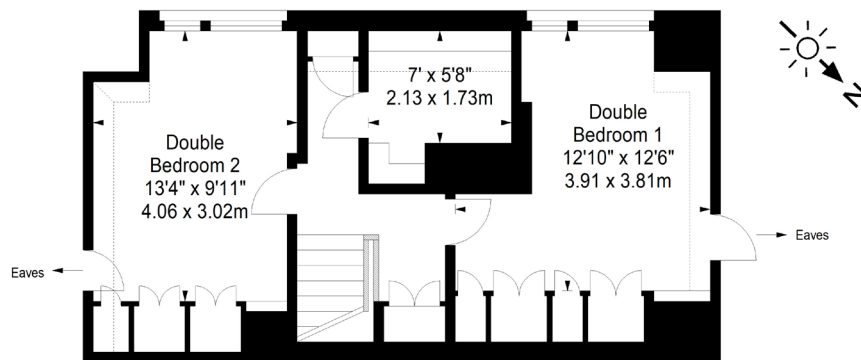


**ENERGY PERFORMANCE
CERTIFICATE RATING G**

Campbell Park Drive, EH13 0HS



Approx. Gross Internal Area
2398 Sq Ft - 222.77 Sq M
(Including Garage & Lean - To)
For identification only. Not to scale.
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WEBSITE: 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.