



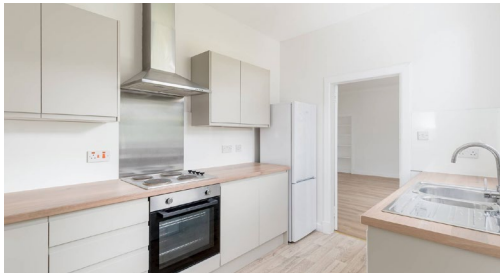
North Lodge,
65 Katesmill Road, Colinton, Edinburgh, EH14 1JF

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.
- Reception hall with storage.
- Access to attic via Ramsay ladder.
- Generously proportioned south west facing living room at rear.
- Modern fitted kitchen with appliances off.
- Access to rear porch which provides access to garden.
- Main double bedroom with bay window.
- Two further double bedrooms.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Well maintained gardens surrounding the property.
- Driveway for two cars.
- Potential to extend into attic subject to usual planning consents.



GENERAL DESCRIPTION

A superb elevated detached bungalow quietly situated in the prestigious Colinton district of the city ideally positioned for access to Edinburgh City Centre and an excellent range of local amenities. The property is set on the outskirts of the Merchiston Castle School grounds and would make an ideal family home in a great location.

LOCATION

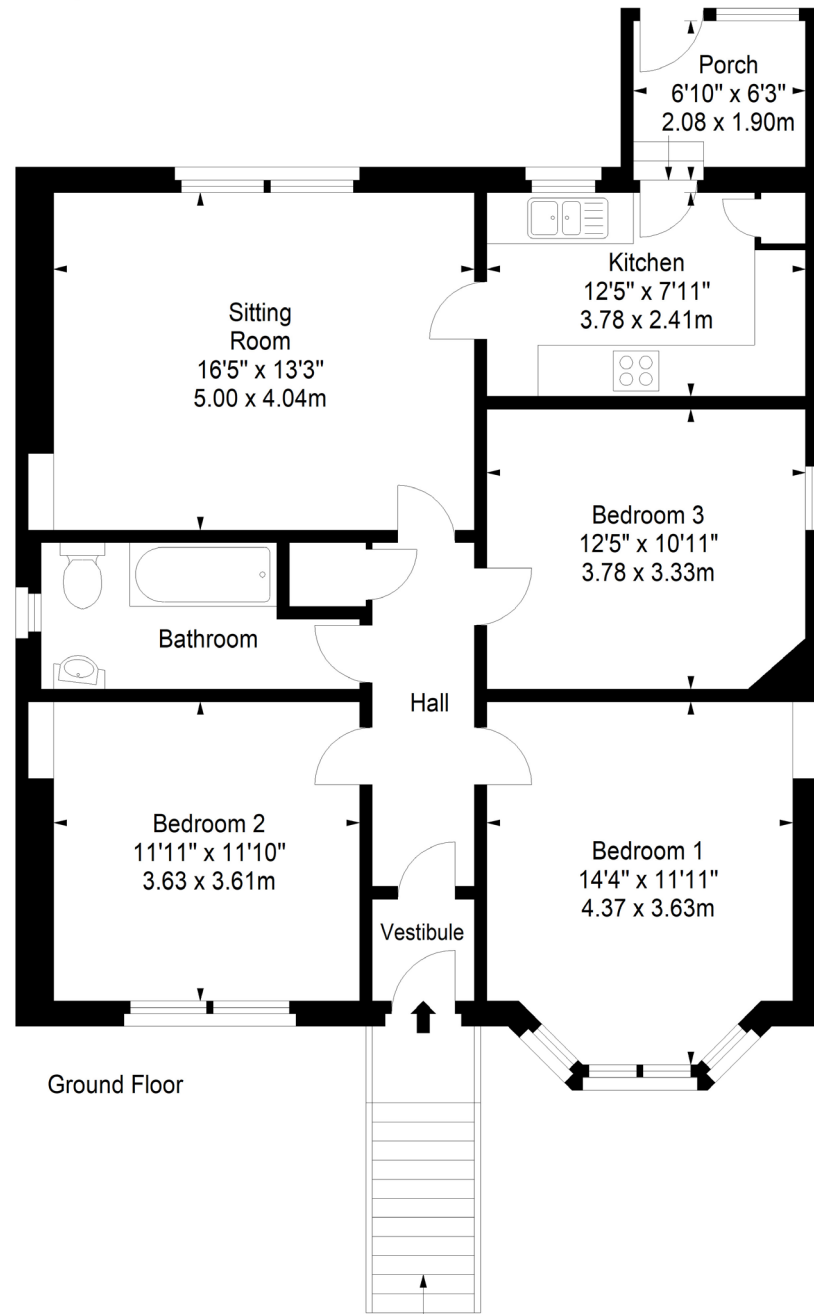
Colinton is a historic village located approximately 4 miles southwest of the City Centre. It is known for its leafy surroundings, pleasant walks and thriving community. Local shopping facilities are available within Colinton Village itself with further shopping facilities including Tesco at Colinton Mains and Morrison's at Hunters Tryst within easy reach. Walks through Colinton Dell along the Water of Leith and in the Pentland Hills are accessible on foot and leisure facilities are available at the nearby Craiglockhart Sports & Leisure Centre. There is easy access to the city bypass and the road network beyond as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing. The city bypass also provides access to popular out of town retail parks at Straiton and The Gyle. Catchment schools include Oxbgangs Primary and Firrhill High School with private schools nearby including Merchiston Castle School, which is within walking distance from the property, George Watsons College and George Heriots. Napier and Edinburgh University campuses are also only a short distance away.

TRAIN STATION
AIRPORT
BUSES

APPROXIMATELY 1.2 MILES TO SLATEFORD TRAIN STATION.
APPROXIMATELY 7.5 MILES TO EDINBURGH AIRPORT.
WITHIN 500 METRES.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.





**ENERGY PERFORMANCE
CERTIFICATE RATING E**

**North Lodge,
Katesmill Road,
Edinburgh, EH14 1JF**



Approx. Gross Internal Area
1006 Sq Ft - 93.46 Sq M
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.