



16 Colinton Mains Terrace,
Colinton Mains, Edinburgh, EH13 9AT

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

- Reception hall with excellent storage.
- Attractive & good sized living room overlooking the rear.
- Modern fitted kitchen with appliances.
- •Well-presented & generously proportioned double bedroom with bow window.
- Further double bedroom.
- Contemporary fitted shower room.
- Gas central heating.
- Double glazing.
- Private garden areas to front & rear.
- Unrestricted on street parking.



GENERAL DESCRIPTION

A fabulous lower villa situated within the popular Colinton Mains district of the City, perfectly positioned for access to a wide range of local amenities and a short journey to the south of Edinburgh City Centre. The property would make an ideal purchase for a first time buyer or perhaps young couple.

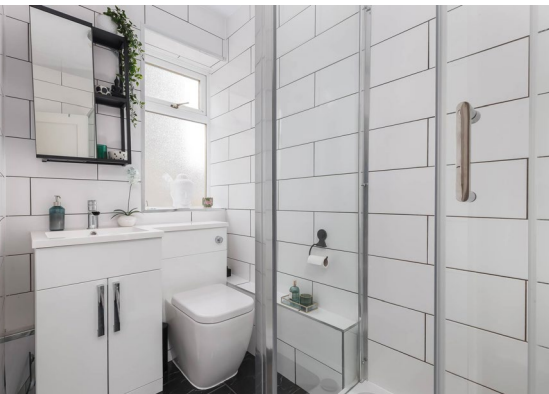
COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

C.
APPROXIMATELY 1.6 MILES TO SLATEFORD TRAIN STATION.
APPROXIMATELY 8.7 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

Colinton Mains is a quiet and popular residential area located to the south of the city centre. Good local shops provide for all day-to-day requirements including a Tesco superstore within walking distance, as well as an Aldi nearby at Oxfangs and Morrison's at Hunter's Tryst. More extensive shopping can be found at nearby Morningside and at the Gyle Shopping Centre, which is within a short drive. There is a library and GP / doctor's surgery within the vicinity. Schooling is well represented from nursery to senior level. Leisure facilities include many public parks, golf courses, Hillend Ski Centre and the Pentland Hills National Park. Regular bus services take you to and from the city centre and many suburbs. The city by-pass is a few minutes away giving access to main motorway networks.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, CURTAIN POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. THE WARDROBES WITHIN BEDROOM ONE WILL ALSO BE INCLUDED.



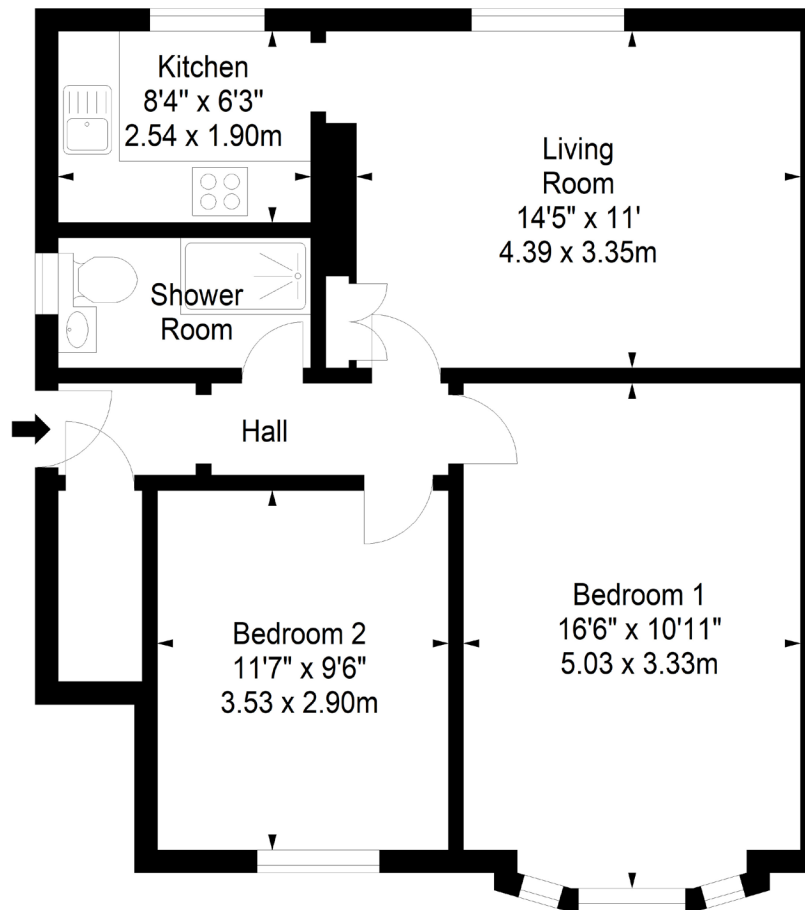
Colinton Mains Terrace,
Edinburgh,
Midlothian, EH13 9AT



Approx. Gross Internal Area
639 Sq Ft - 59.36 Sq M
For identification only. Not to scale.
© SquareFoot 2026



ENERGY PERFORMANCE
CERTIFICATE RATING C



Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

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.