



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
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- 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

C.

APPROXIMATELY 1.6 MILES TO SLATEFORD TRAIN STATION.

TRAIN STATION

AIRPORT

BUSES

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 day-to-day requirements including a Tesco superstore within walking distance, as well as an Aldi nearby at Ongar and Morrison's at Hunter's Tryst. More extensive shopping can be found at nearby Morningside and the City 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 bypass is a few minutes away giving access to main motorway networks.

Colinton Mains Terrace,
Edinburgh,
Midlothian, EH13 9AT



Approx. Gross Internal Area
639 Sq Ft - 59.36 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C

