



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**14 Laverockdale Park  
COLINTON, EH13 0QE**



## DETACHED HOUSE

- Living Room
- Dining Room
- Kitchen
- Snug
- Utility Room
- Four Bedrooms
- En-Suite Shower Room
- Bathroom
- Front & Rear Gardens
- Driveway & Single Garage
- Double Glazing & GCH
- EPC Rating - C



Viewing is highly recommended of this well presented Detached Villa situated in a quiet cul-de-sac setting in the sought after residential area of Colinton. The property is within easy reach of good amenities and close to the City Bypass providing easy access to the North and South. A public transport service near by offers services to and from the City Centre. For those who enjoy the outdoors the Pentland Hills and Woodland area are a short walk away. In move-in condition, the well proportioned accommodation would make the excellent family home and comprises; entrance vestibule, welcoming hallway with WC apartment, bright and spacious living room leading through to the dining room with patio doors opening to the rear garden. The kitchen is fitted with modern units and integrated appliances and gives access to a snug area and utility room. Upstairs leads to a delightful master bedroom with ensuite shower room, 3 further bedrooms and contemporary bathroom with shower. There are private gardens to front, single garage and driveway. To the rear the fully enclosed west facing garden makes this an ideal spot to relax and enjoy the sunshine in the summer months. The property benefits from full gas central heating and double glazing. There are approved building warrant and drawings in place for two floor extension in the garage. Included in the sale are fitted carpets and floor coverings, oven, hob, hood, fridge freezer and dishwasher. The appliances included are sold as seen with no warranty provided.

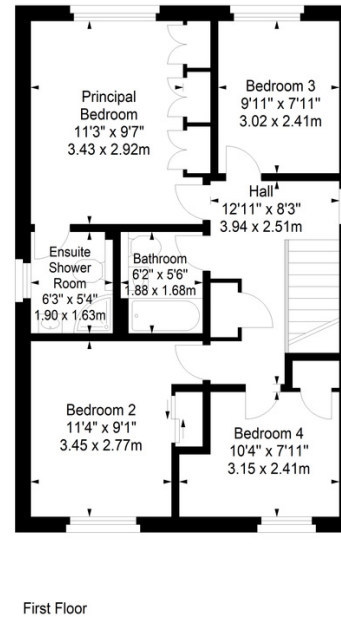
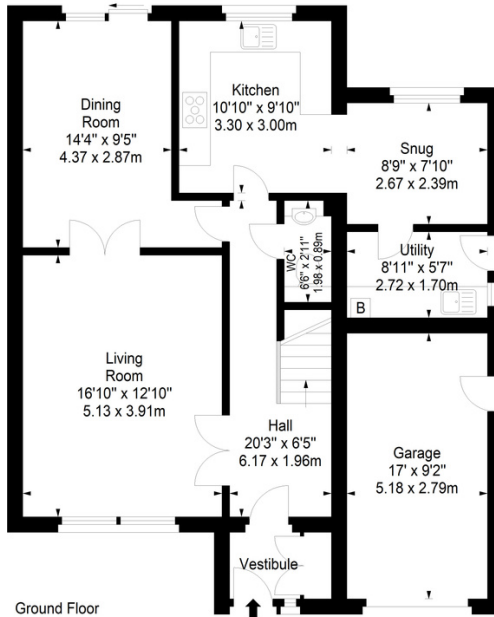




Laverockdale Park,  
Edinburgh,  
Midlothian, EH13 0QE



Approx. Gross Internal Area  
1606 Sq Ft - 149.20 Sq M  
(Including Garage)  
(For identification only. Not to scale.)  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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**0131 667 1900**

[mail@deansproperties.co.uk](mailto:mail@deansproperties.co.uk)  
[www.deansproperties.co.uk](http://www.deansproperties.co.uk)