



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**108 Colinton Mains Road  
Colinton Mains, EH13 9DN**



## DOUBLE UPPER VILLA

- Sitting Room
- Kitchen
- Four Double Bedrooms
- Bathroom
- Shower Room
- Private Side & Rear Gardens
- Communal Drying Green
- Driveway
- Double Glazing and GCH
- EPC Rating – C





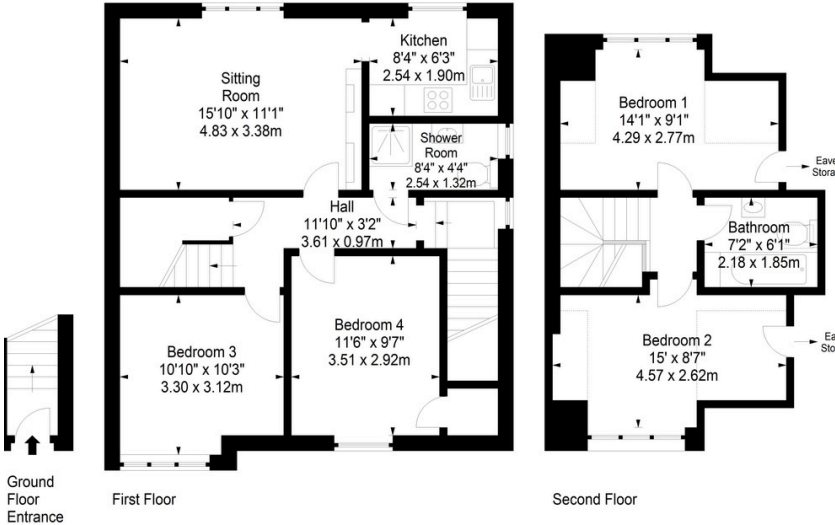
Enjoying lovely views, this beautifully presented double upper villa is located in the popular suburb of Colinton Mains, in the South-West of Edinburgh. The area offers excellent amenities including local shops, leisure facilities and schooling. The property is conveniently located close to good public transport and the Bypass for an easy commute to the City Centre and surrounding areas. The accommodation comprises; spacious living room leading to a modern kitchen, two double bedrooms and shower room. Upstairs lies two further bedroom and bathroom with white 3-piece suite. There is gas central heating and double glazing. The property benefits from a driveway, private garden to the side, enclosed garden ground to the rear with decking area and shed and communal drying green. Included in the sale are fitted carpets and floor coverings, curtains, cooker, oven, hob hood, microwave, fridge-freezer, washing machine, dishwasher and lightshades. All appliances included above are sold as seen with no warranty provided.



Colinton Mains Road,  
Edinburgh,  
Midlothian, EH13 9DN



Approx. Gross Internal Area  
1027 Sq Ft - 95.41 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



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.

**Deans Properties**   
Deans Solicitors and Estate Agents LLP

**0131 667 1900**

mail@deansproperties.co.uk

www.deansproperties.co.uk