



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**54B Spylaw Bank Road  
Colinton, EH13 0JB**



## DETACHED HOUSE

- Living Room
- Dining Kitchen
- Two Double Bedrooms
- Shower Room
- Separate W.C.
- Private Front & Rear Gardens
- Driveway
- Double Glazing & GCH
- EPC Rating - C



This rarely available detached house is in a tranquil, leafy location in Colinton, a highly sought-after suburb in south-west Edinburgh within easy reach of local amenities and lovely walks at Colinton Dell. The bright and immaculately presented accommodation on the ground floor comprises; generous, south-facing living room leading to modern, dining kitchen with lounge area with patio doors opening to the rear garden and downstairs W.C. There are two spacious double bedrooms with built-in storage and stylish shower room on the first floor. There are neatly landscaped, secluded gardens to the front and rear and a driveway gives ample off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, dishwasher, lightshades and two garden sheds. The appliances included are sold as seen with no warranty provided.

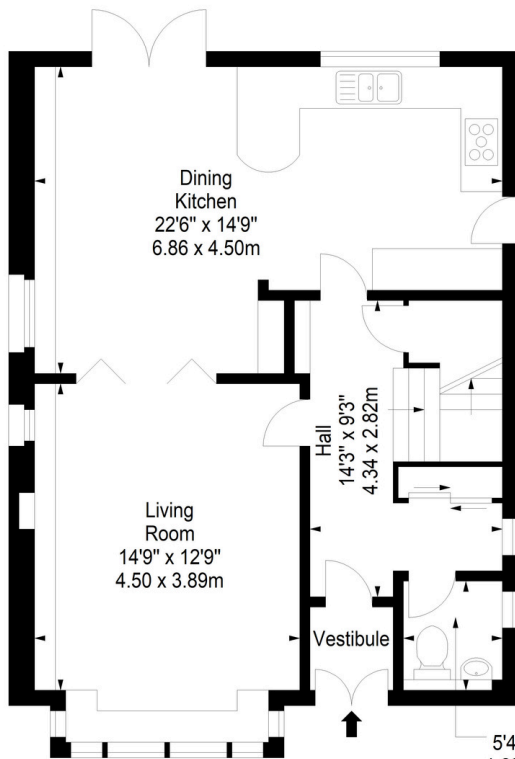




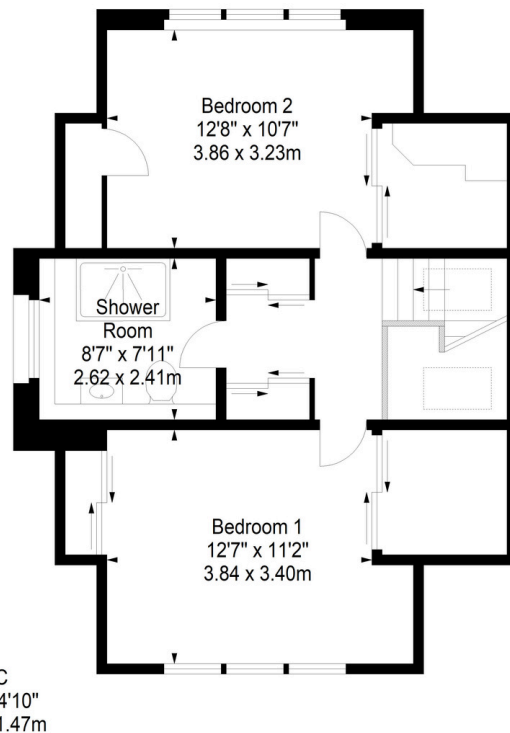
Spylaw Bank Road,  
Edinburgh,  
Midlothian, EH13 0JB



Approx. Gross Internal Area  
1295 Sq Ft - 120.31 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor



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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