



Deans Properties

Deans Solicitors and Estate Agents LLP



24 Colinton Mains Terrace

Colinton Mains, EH13 9AT



MAIN DOOR LOWER VILLA

- Sitting Room
- Dining Kitchen
- Three Bedrooms
- En-suite Bathroom
- Shower Room
- Gas Central Heating & Double Glazing
- Private Decked Patio & Driveway
- EPC Band – C



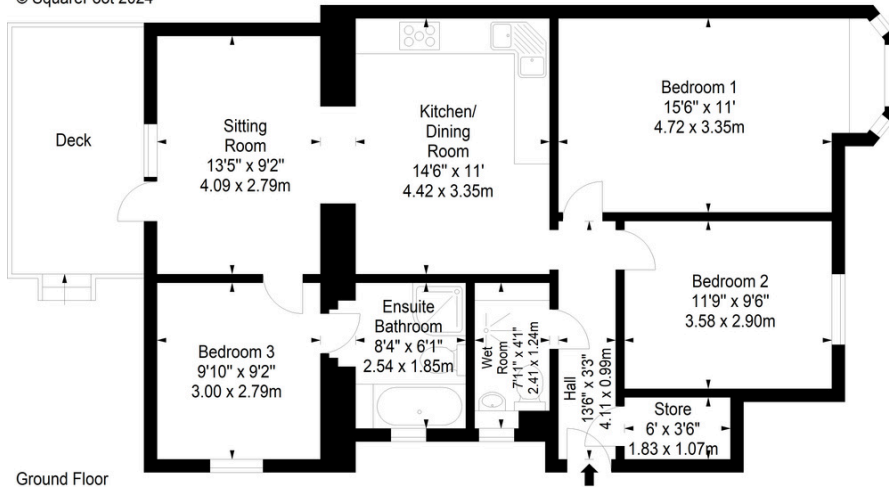
This lovely, well presented extended main door lower villa is situated within the sought after residential location of Colinton Mains. The property is close to good amenities including a Tesco Superstore, walking distance of the local primary and secondary schools and easy reach of the City Bypass travelling to the North and South. An excellent public transport service travels to the City Centre and surrounding areas of Edinburgh. The well laid out, spacious accommodation comprises; welcoming entrance hallway, attractive sitting room with French doors to the rear garden and archway leading to the dining kitchen, three delightful double bedrooms/1 with en-suite bathroom and separate wet room. There is a driveway to the front providing off-street parking along with a private decked patio to the rear. The property benefits from gas central heating and double glazing. The appliances included are sold as seen with no warranty provided.



**Colinton Mains Terrace,
Edinburgh,
Midlothian, EH13 9AT**



Approx. Gross Internal Area
917 Sq Ft - 85.19 Sq M
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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