



56 Spylaw Bank Road
Colinton, EH13 0JB

Deans 
Solicitors & Estate Agents LLP



LOWER VILLA

- Sitting Room
- Dining Kitchen
- Utility Room
- WC Apartment
- Two Bedrooms
- Study/Office
- Bathroom
- Gas Central Heating
- Private Gardens to Front & Rear
- Driveway & Single Detached Garage
- EPC – D



Situated within a quiet, leafy street, this elegant and generously proportioned traditional main door lower villa is located within the highly desirable area of Colinton. A variety of amenities can be found in Colinton village with further specialised shopping available at Chesser Retail Park which is a short drive away. A regular public transport service is within walking distance travelling to many parts of the City with Kingsknowe Train Station providing quick and easy access to Edinburgh and Glasgow. The City Bypass is also close by providing access to all major motorway networks. The well maintained accommodation retains many attractive period features and comprises; entrance vestibule with original tiled floor, impressive south facing bay windowed sitting room with feature fireplace, modern dining kitchen with door rear hall which in turn provides access to the utility room, wc apartment and large store, large master bedroom with triple window formation providing excellent natural light, further good sized double bedroom, study/office and bathroom with shower over. There are lovely mature private gardens to the front and rear of the property with driveway and single detached garage. Further benefits include gas central heating.





Spylaw Bank Road, EH13 0JB



Approx. Gross Internal Area

1290 Sq Ft - 119.84 Sq M

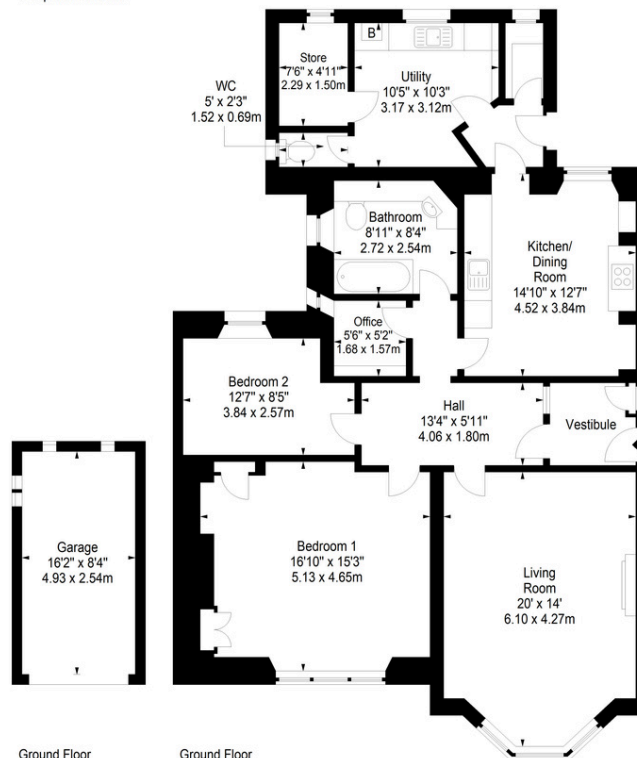
Garage

Approx. Gross Internal Area

134 Sq Ft - 12.45 Sq M

For identification only. Not to scale.

© SquareFoot 2025



Ground Floor

Ground 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.

Deans 
Solicitors & Estate Agents LLP

Your Property People.
0131 667 1900
mail@deansproperties.co.uk
deansproperties.co.uk