



**98 Colinton Mains Drive  
Edinburgh, EH13 9BL**

**Deans**   
Solicitors & Estate Agents LLP



## DOUBLE UPPER VILLA

- Sitting Room
- Kitchen
- Dining Room
- Four Bedrooms
- Two Bathrooms
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Driveway
- Pentland Hill Views
- EPC Rating- D



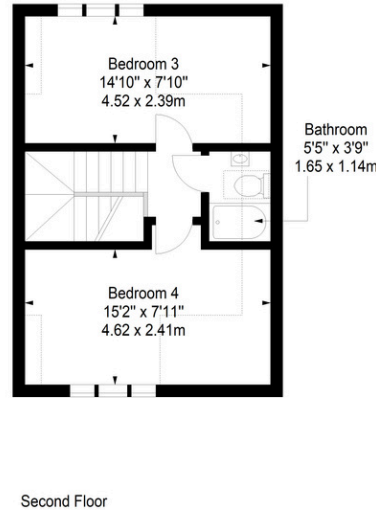
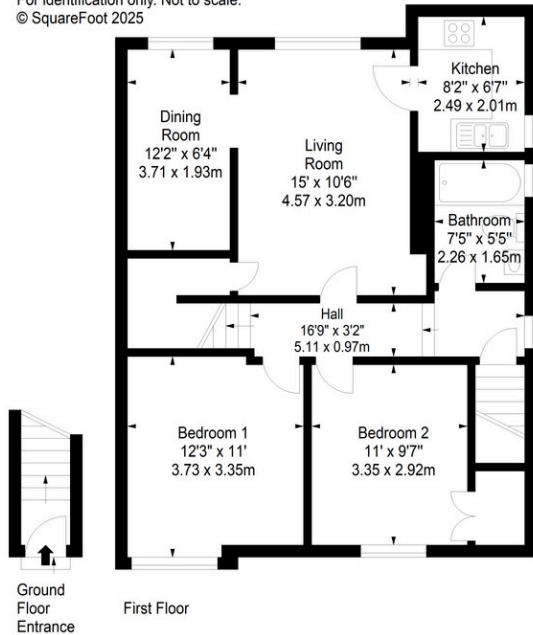
Forming part of a residential area, this lovely, light and airy main door double upper villa is situated within the sought-after location of Colinton Mains. There are a variety of amenities within walking distance including supermarkets, GP clinic, post office, as well as primary and secondary schools. The City Bypass is within easy reach providing access to the North and South with an excellent public transport service on the doorstep travelling to the City Centre. The spacious accommodation would make an excellent family home and comprises: Entrance stairs to upper hallway, well-proportioned sitting room with dining room off, well laid out modern fitted kitchen, four double bedrooms and two bathrooms (one on each floor). The property enjoys great views of the surrounding hills. There is a private garden located to the rear of the property with driveway providing off-street parking. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, washing machine and fridge-freezer. All included appliances are sold as seen with no warranty provided.



Colinton Mains Drive,  
Edinburgh,  
Midlothian, EH13 9BL



Approx. Gross Internal Area  
1112 Sq Ft - 103.30 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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Your Property People.

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