



The Old Potting Shed, 35a Spylaw Street
Edinburgh, EH13 0JT



LOWER VILLA

- Lounge Open Plan to Kitchen
- Two Double Bedrooms
- Bathroom
- Private Rear Garden
- Free On-Street Parking
- Gas Central Heating & Double Glazing
- EPC Rating - C



The Old Potting Shed! Enjoying a tranquil setting near the Water of Leith and accessed via a private entrance, this charming main door lower cottage style apartment forms part of a converted detached cottage located within the sought after highly desirable area of Colinton. The property is close to a variety of local day to day shopping requirements with further specialised shopping available at nearby Chesser Retail Park a short drive away. There is a regular public transport service which passes through the village and travels to the City Centre with the City Bypass also easily accessible. The accommodation has been reconfigured and extensively upgraded by the present owners and viewing is a must to fully appreciate the property. Welcoming entrance hallway, attractive, light and airy lounge with feature stove style gas fire and large picture window open plan to the stylish kitchen with patio doors to the rear garden, two lovely double bedrooms (one with built-in wardrobes) and contemporary fully tiled bathroom with feature roll top bath with shower over. There is an enclosed rear garden enjoying a peaceful setting with paved patio area along with free on-street parking to the front. Further benefits include solid wood flooring to most rooms, gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine and tumble dryer. Other items may be available by separate negotiation. All appliances included in the sale are sold as seen with no warranty provided.



**Spylaw Street,
Edinburgh,
Midlothian, EH13 0JT**



Approx. Gross Internal Area
721 Sq Ft - 66.98 Sq M
For identification only. Not to scale.
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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.

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