



6/18 West Mill Road
Colinton, EH13 0NX

deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Living/ Dining Room
- Kitchen
- Two Double Bedrooms (One En-Suite)
- Bathroom
- Private Patio to Rear
- Allocated Space in Secure Carpark
- Double Glazing & GCH
- EPC Rating – C



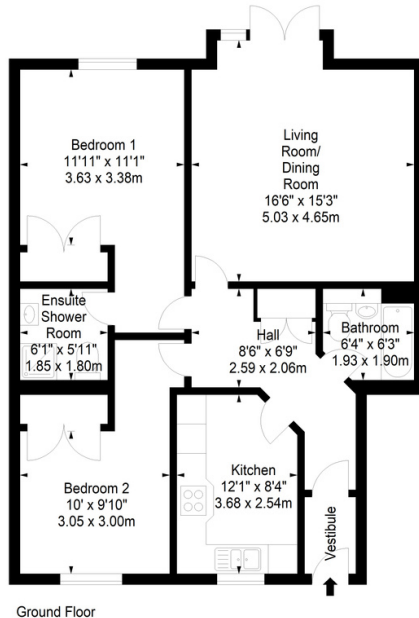
This well-proportioned ground floor main door flat is located in a peaceful residential development in the highly desirable area of Colinton, to the south of Edinburgh city centre. Ideally positioned close to a range of local amenities, the property also offers convenient access to the City Bypass. Nearby, the scenic Water of Leith and charming Colinton Village provide lovely outdoor spaces for relaxing walks and enjoying nature. The accommodation comprises; a welcoming entrance hallway with large built in storage cupboard, bright and spacious living and dining room with French doors opening onto a private patio, a separate fitted kitchen, two generous double bedrooms—both with fitted wardrobes—one of which benefits from an en-suite shower room, and a modern bathroom with shower over the bath. Externally, the property enjoys private patio areas to the rear, as well as an allocated parking space within a secure residents' car park and a secure communal bike storage. The property features gas central heating and double glazing throughout. Included in the sale are the: fitted carpets and floor coverings, curtains, oven, hob, extractor hood and light fittings. All appliances are included as seen, with no warranty provided. There is a factoring fee of approximately £140 per month is payable to James Gibb Property Management.



West Mill Road,
Edinburgh,
Midlothian, EH13 0NX



Approx. Gross Internal Area
893 Sq Ft - 82.96 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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