



3 West Mill Bank, Edinburgh, EH13 0QT

Immaculately presented three-bedroom main door flat with private courtyard garden and parking

URQUHARTS
EDINBURGH



DESCRIPTION

3 West Mill Bank is an immaculately presented and modern three-bedroom main door ground floor flat, forming part of an established development quietly positioned on the banks of the Water of Leith, with private courtyard garden and residents parking. Situated in the desirable Colinton area, the location is superb with excellent local amenities and schools and is a convenient distance to the city centre & surrounding areas.

Entrance vestibule and hall with storage cupboards; bright and spacious open plan living room / dining room overlooking the front; modern fitted kitchen with wall and base units and integrated appliances; master bedroom with en-suite shower room and built in wardrobes; two further good-sized double bedrooms, both with built in wardrobes and one with direct access to the rear private courtyard; bathroom with three-piece suite; and a utility room.

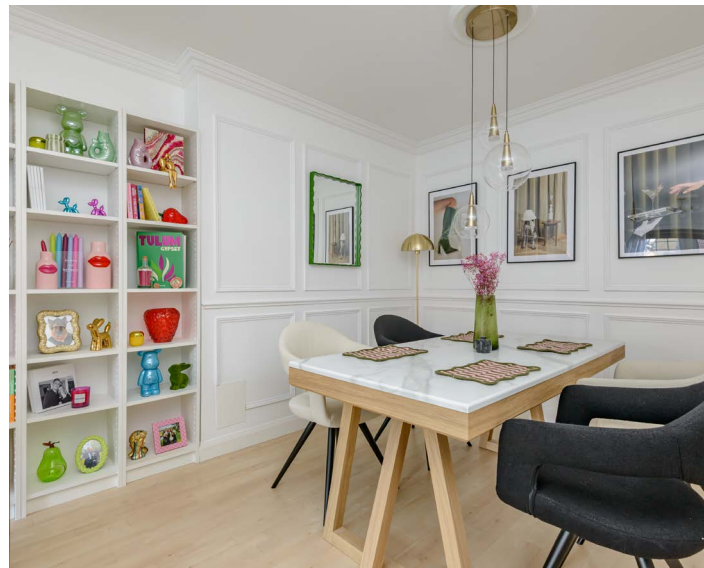
ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Three double bedrooms (one en-suite). Bathroom. Utility room.

Gas central heating. Double glazing. Well-maintained private rear courtyard garden with shed. Landscaped communal grounds overlooking the Water of Leith with seating area. Private residents allocated parking. Communal bin and bike stores. The development is factored by Charles White and there is an approx. monthly fee of £100.

LOCATION

Colinton is a historic village located approximately 4 miles southwest of the City Centre. It is known for its leafy surroundings, pleasant walks and thriving community. Local shopping facilities are available within Colinton Village itself with further shopping facilities including Tesco at Colinton Mains and Morrison's at Hunters Tryst within easy reach. Walks through Colinton Dell along the Water of Leith and in the Pentland Hills are accessible on foot and leisure facilities are available at the nearby Craiglockhart Sports & Leisure





Centre. There is easy access to the city bypass and the road network beyond as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing. The city bypass also provides access to popular out of town retail parks at Straiton and The Gyle. Catchment schools include Bonaly primary and Firrhill High School with private schools nearby include George Watsons College, George Heriots and Merchiston Castle School. Napier and Edinburgh University campuses are also only a short distance away.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

The property has an Energy Rating Category **C**

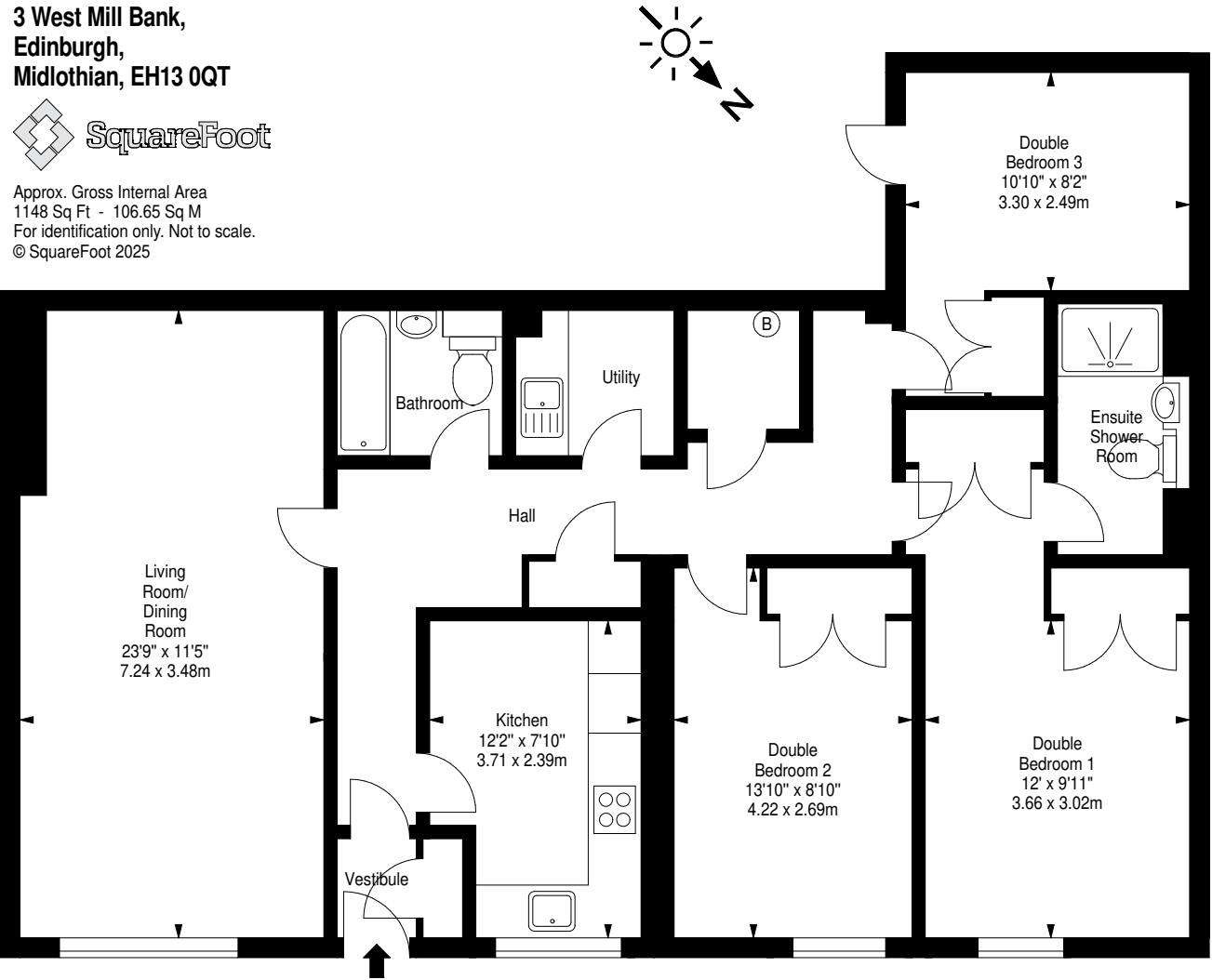
Tenure Freehold



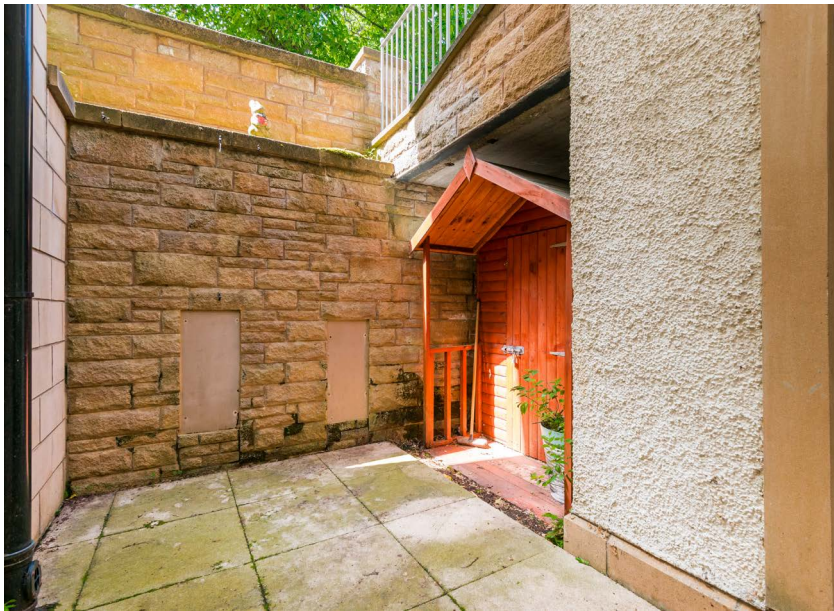
3 West Mill Bank,
Edinburgh,
Midlothian, EH13 0QT



Approx. Gross Internal Area
1148 Sq Ft - 106.65 Sq M
For identification only. Not to scale.
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Ground Floor



NOTES
1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.