



57/4 Firrhill Drive, Colinton Mains, Edinburgh, EH13 9EU

Well-presented two-bedroom first floor flat with private garden area and views towards the Pentlands

URQUHARTS
EDINBURGH



DESCRIPTION

57/4 Firrhill Drive is a well presented and spacious two-bedroom first floor flat situated in the popular Colinton Mains area. The location is superb with excellent local amenities and schools, and is a convenient distance to the city centre & surrounding areas.

Entrance hall and storage cupboard; bright and spacious living room / dining room overlooking the front towards the Pentland Hills; fitted kitchen with wall and base units and appliances; two good sized double bedrooms; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Two double bedrooms. Bathroom.

Gas central heating. Double glazing. Well-maintained communal drying green with area of private garden ground. Unrestricted on street parking. Private large external store within the common stair.

LOCATION

Firrhill Drive is a popular residential area of Colinton Mains set in the south of the city with a backdrop of the Pentland Hills. Local shops cater for everyday needs, with a Tesco Superstore and Morrisons a short distance from the property. 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 and Hillend Ski Centre. There are also several renowned golf courses, local bars and restaurants in the vicinity. Catchment schools are Oxbgangs Primary and Firrhill High with private schools nearby including George Watson's College and Merchiston Castle School. Napier University campuses at Craiglockhart and Merchiston are also within a short distance. Regular bus services operate to and from the city centre and to surrounding areas, whilst the Edinburgh City Bypass is within easy reach by car, giving further access to the major motorway networks, Edinburgh International Airport and the Forth Road Bridge/ Queensferry Crossing heading North.

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 **B**

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

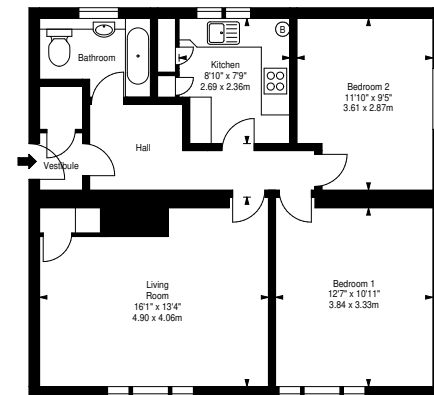
Tenure Freehold



Flat 4,
57 Firrhill Drive,
Edinburgh,
Midlothian, EH13 9EU



Approx. Gross Internal Area
708 Sq Ft - 65.77 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First 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.