



SIMPSON & MARWICK

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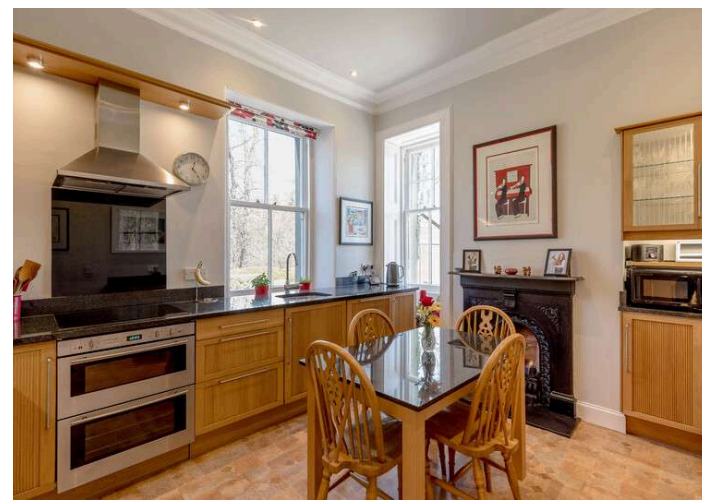


Delightful period property with charming garden and off street parking in Colinton Village

- Charming period property with delightful garden
- 1600sq.ft of 'walk in condition' accommodation
- Many period features
- Delightful conservatory & summer house
- Modern, well-appointed kitchen
- Off street parking for 3 cars
- Superb choice of schools in public and private sectors
- Excellent local amenities & shopping
- Quick access city by-pass & airport
- Adjacent to the Water of Leith & many recreational amenities

Description

A deceptively spacious period home, once the village police station and house, sympathetically restored and extended to provide a beautifully presented family home offering generous accommodation over two floors. The accommodation allows for a hallway with guest cloakroom, sitting room, a study with bespoke fitted furniture, a well-appointed kitchen breakfast room, dining room, and a year around conservatory leading in turn to a separate utility room. On the upper level there is a master bedroom with en suite shower room, three further bedrooms and a family bathroom. Externally there is a summer house, garden store and separate shed. The property is set in mature gardens planted with herbaceous plants and a selection of fruit trees and bushes.



Location

Colinton is one of Edinburgh's most sought after residential areas set in the south west of the city sitting in the shadows of the Pentland Hills. It has retained much of its "village charm" and has a good range of local shops, restaurants and bars. More extensive supermarket shopping facilities are available at nearby Tesco and Morrisons whilst easy links to the city bypass open up the many retail parks on the periphery of the City. There are many pleasant walks and cycle paths close by. Kingsknowe Golf Club and Bonaly Country Park are within easy reach. Colinton is ideally situated for commuting distance to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, Edinburgh's universities and the Queensferry Crossing. There are also regular bus services to and from the city centre. Excellent schools in both state and private sectors are close at hand.

Fixtures and Fittings

The fitted carpets, light fittings, integrated kitchen appliances, summer house & the garden sheds are included in the sale.

EPC Rating D

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
 1600 Sq Ft - 148.64 Sq M
 Summer House/ Garden Store
 Approx. Gross Internal Area
 149 Sq Ft - 13.84 Sq M
 For identification only. Not to scale.
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