

6 (flat 25) West Mill Road, Colinton, Edinburgh, EH13 0NX



6 (flat 25) West Mill Road | Colinton | EH13 0NX

Description

A rarely available two bed first floor apartment, forming part of a prestigious modern development, nestled away in a scenic and tranquil setting on the banks of the The Water of Leith. This generously proportioned property would make an ideal home for an individual or couple and comes with the added attraction of a private balcony which enjoys picturesque leafy views.

- Secure entry system
- Spacious central reception hallway with storage
- Charming living room with corner windows/French doors leading out onto a private balcony
- Well equipped kitchen/breakfast room
- Master bedroom with walk-in wardrobe and en-suite shower room
- Double bedroom 2 with fitted wardrobe
- Bathroom with a white suite having a shower over the bath
- Gas central heating and double glazing
- Well-maintained, landscaped communal grounds with patio areas, BBQ area, mature shrubs, bushes and trees
- Allocated underground parking space

Extras

The fitted floor coverings, blinds, curtains, oven, hob, microwave, dishwasher, washing machine and fridge/freezer are included. Additional items may be available by separate negotiation.

Factor

The development is factored by James Gibb for approx. £109 per month according to the vendor. This includes maintenance of communal areas and block buildings insurance.

EPC Rating: C



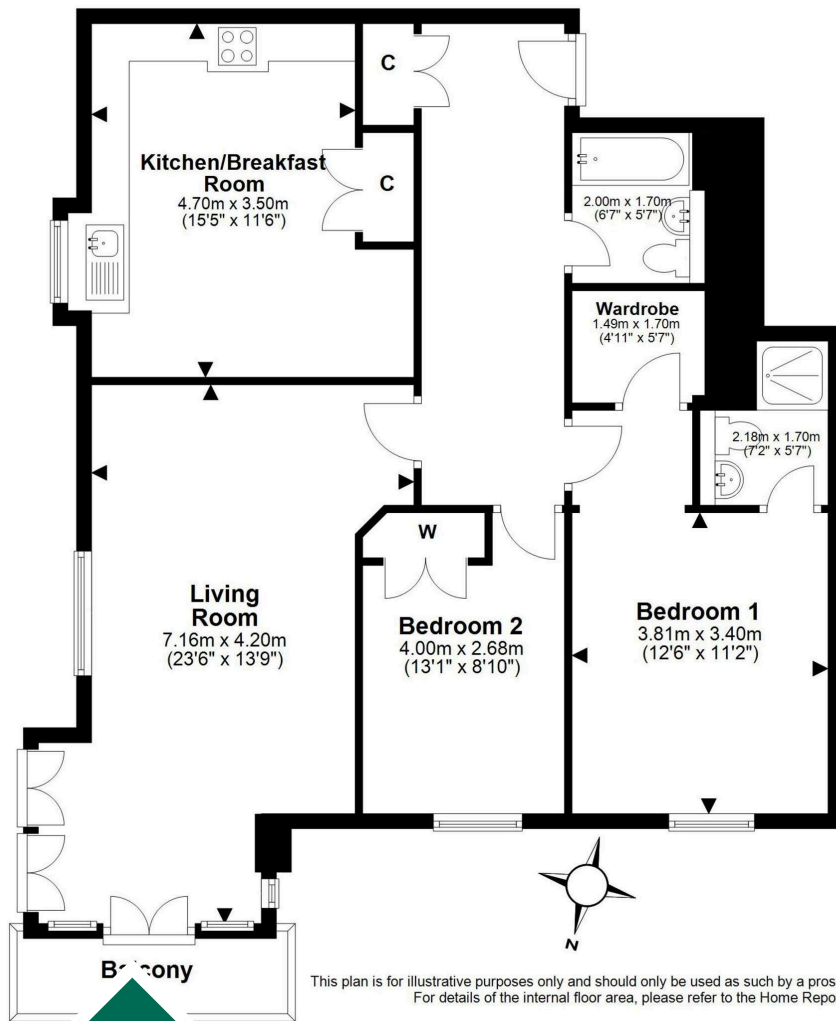
Location

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.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.



ēspc