



42/9 Firrhill Park Colinton Mains Edinburgh, EH13 9DW



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Property Summary

Nestled beside Colinton Mains Park with delightful views over it, this charming two-bedroom third-floor flat forms part of a popular development with a sought-after location. It is brought to market in excellent decorative order, enjoying bright and airy accommodation that is neutrally presented – the ideal aesthetic for new buyers. It has a quality kitchen and bathroom, as well as a private balcony and excellent storage to keep the interiors tidy.

Please note, the property is on the market as a 25% share sale with Wheatley Homes who own the remaining 75%. The monthly rental payment for the 75% rented is currently around £394.06. This fee includes a management fee (£38.35) and a communal maintenance fee (£27.44). Any buyer would need to be pre-approved by the Housing Association and meet their criteria.



Features

- **On the market as a 25% share sale**
- Third-floor flat in excellent decorative order
- Part of a popular development
- Sought-after location in Colinton Mains
- Secure telephone-entry system
- Hall with generous storage
- Spacious, dual-aspect living/dining room
- Private balcony with elevated views
- Quality kitchen that is well appointed
- Principal bedroom with a walk-in wardrobe
- Second bedroom with a built-in wardrobe
- Three-piece bathroom with overhead shower
- Well-kept communal garden and drying green
- Unrestricted on-street parking
- Gas central heating and double glazing
- **Shared Ownership Application Form available upon request**





The space extends out onto
a private balcony with lovely
elevated views

Reached via a secure telephone-entry system and shared stairwell, the flat's front door opens with a wonderful first impression into a hall with neutral styling and a wood-toned floor. It offers generous built-in storage flowing through to the living/dining room. It offers generous built-in storage and access to a private attic space before flowing through to the living/dining room. Here, the attractive styling continues, providing new buyers with a sought-after blank canvas. There is plenty of room for lounge and dining furniture, as well as dual-aspect glazing for a light-filled ambience. Furthermore, the space extends out onto a private balcony with lovely elevated views.



Openly accessed from the living area, the kitchen is fitted with wood-hued cabinets and stone-inspired worktops, backed by a neat line of white splashback tiles. It is a popular design that offers practicality and style. It comes with an integrated oven, gas hob, and slimline extractor hood, with a freestanding fridge/freezer and a washing machine also included. Meanwhile, the two bedrooms mirror the aesthetic of the living area, adding to the light and airy ambience.

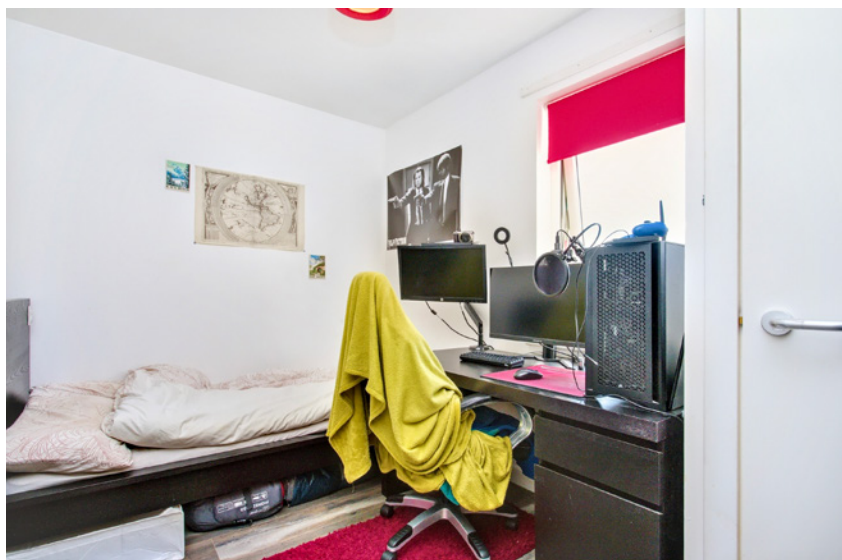






Principal bedroom with a walk-in wardrobe and a second bedroom with a built-in wardrobe

The principal bedroom is a spacious double, which enjoys a bold feature wall for an extra splash of colour. It also has a walk-in wardrobe and a built-in wardrobe for ample clothes storage. The second bedroom is a versatile single that has a built-in wardrobe and additional storage. Finishing the home is a three-piece bathroom with an overhead shower. Gas central heating and double glazing ensure year-round comfort.





Well-kept communal garden and drying green

Outside, there is a well-kept communal garden and drying green, offering lots of space for relaxing in the sun. Colinton Mains Park is just a stone's throw away as well, providing vast playing greens and a child's playpark. Parking in the area is on street and unrestricted.

Factor: the development is factored by Wheatley Homes for a monthly of £65.79. This includes a management fee (£38.35) and a communal maintenance fee (£27.44).

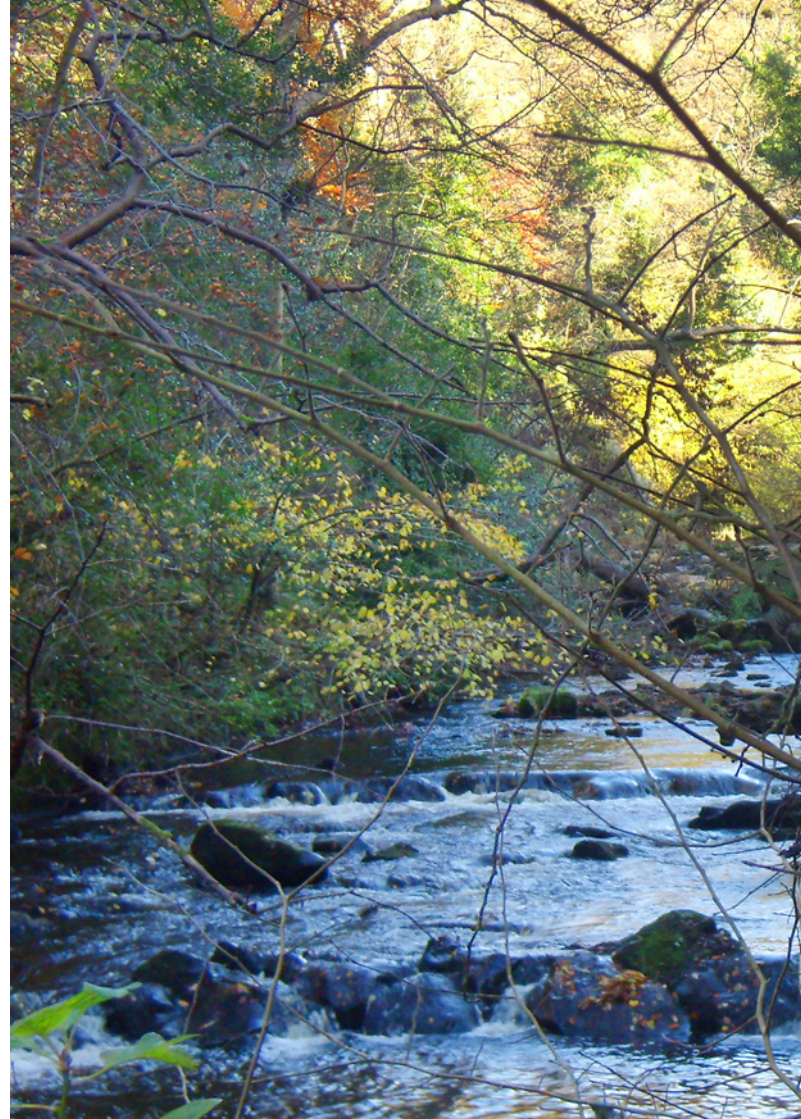


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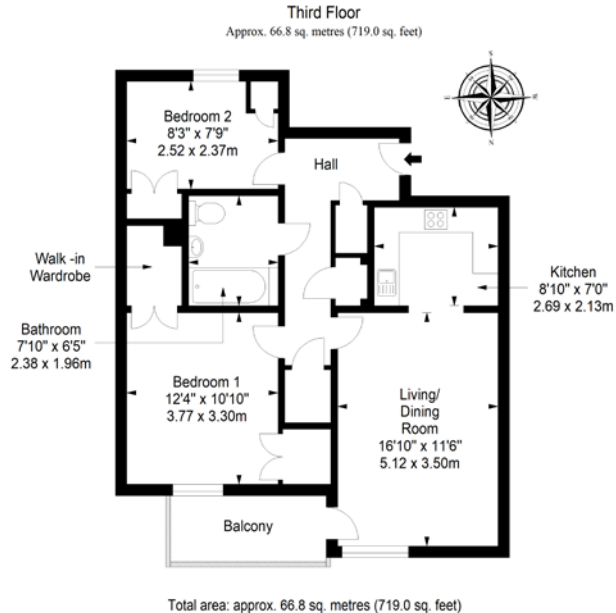


Colinton Mains

Offering views of the rugged Pentland Hills, the popular suburb of Colinton Mains promises a quiet, leafy setting just six miles south of Edinburgh city centre. The area is well-served by local amenities including convenience stores, a pharmacy, a medical centre and a post office, as well as a Tesco superstore in neighbouring Colinton. Colinton Mains also lies conveniently close to the bustling, cosmopolitan area of Morningside, hosting numerous cafés, independent shops, fashionable eateries and a Waitrose supermarket. The beautiful open space of Colinton Mains Park provides a delightful space for outdoor recreation in the immediate vicinity, whilst the Pentland Hills National Park and Midlothian Snowsports Centre also offer a multitude of exhilarating activities close by. Excellent local schooling options are available, whilst many of the capital's prestigious independent schools are also within easy reach. Colinton Mains not only enjoys excellent public transport services into the city centre, but also allows for swift access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.



Floorplan



EPC Rating - B | Council tax band - C | Home report Value - £170,000

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a freestanding fridge/freezer, and a washing machine to be included in the sale.



Watermans

Price & Viewings

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