

52 COLINTON MAINS DRIVE
COLINTON MAINS, EDINBURGH, EH13 9AL

CURRAN & CO
PROPERTY



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OFFERS OVER £195,000



'Well-positioned to take advantage of excellent local amenities and transport links, 52 Colinton Mains Drive is of move-in condition throughout'

- Immaculate Main-Door Lower Flat
- Spacious Living / Dining Room
- Modern, Well-Equipped Kitchen
- Two Spacious Double Bedrooms
- Contemporary Bathroom
- Gas Central Heating & Double Glazing
- Private Rear Garden with Patio Door Access
- Gravelled Driveway



Description

52 Colinton Mains Drive is an immaculately presented, bright, and exceptionally spacious two-bedroom main-door lower flat. Well-positioned to take advantage of excellent local amenities and transport links, this property is of move-in condition throughout and boasts a private, south-west-facing rear garden and off-street parking.

The accommodation comprises: entrance hall with large storage cupboard off; spacious living/dining room with patio doors opening onto the suntrap decking; modern, well-equipped kitchen with base and wall-mounted units, stylish glass

splashback, integrated electric oven, stainless steel gas hob, extractor hood, and dishwasher; two generously proportioned double bedrooms, both with ample space for storage; and a contemporary bathroom with shower over the bath and a wall-mounted vanity unit. Further benefits include gas central heating and double glazing throughout.

Externally, there is a gravelled driveway to the front providing off-street parking. The private rear garden is south-west-facing, laid to lawn, and features a large raised deck. The garden can be accessed via a shared path from the front of the building or directly from the patio

doors in the living room.

Extras

Extras to be included in the sale are all curtains, blinds and integrated kitchen appliances.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band C.

Viewing

Viewing is by appointment. Please contact our office to arrange.







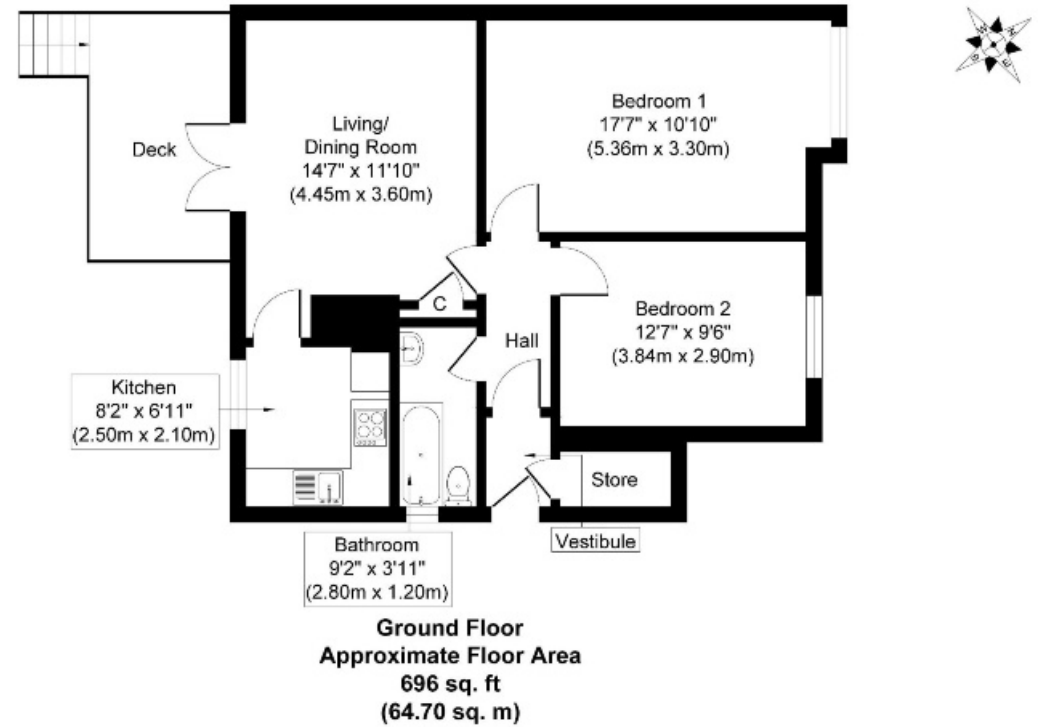
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.