

**10 Hailes Terrace
Edinburgh EH13 0NB**

Offers Over £275,000

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Two double bedrooms
- Bathroom fitted with three-piece suite and mains shower over the bath
- Hallway with storage cupboard and access to attic
- Gas central heating and double glazing
- Allocated garden space
- Free on-street parking



1



2



1



EPC C



Upper Flat

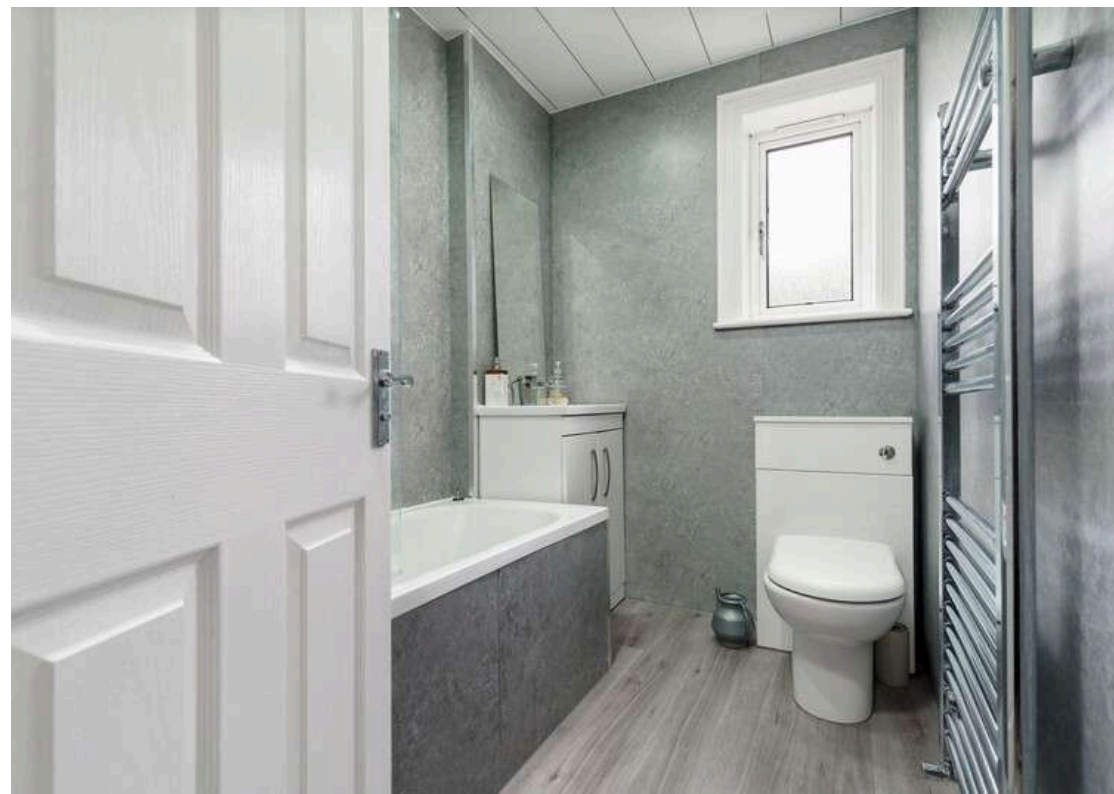
Blair Cadell are delighted to bring to market this well presented two-bed flat in the popular residential area of Colinton. With superb links to the city centre and great local amenities, the property would be ideal for a range of different purchasers and must be viewed.

The accomodation comprises of a large dual aspect living/dining room that is flooded with natural light that is perfect for hosting friends and family and also features a useful storage cupboard. Breakfasting kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale. There are two generous double bedrooms. Family bathroom fitted with a three-piece suite and mains shower over the bath. The hallway has a cupboard offering plenty of useful storage space and access to the attic above can also be gained via the hallway. Gas central heating and double glazing throughout for maximum efficiency. Allocated garden space with a useful shed. Free on-street parking is readily available. *No warranties given for systems or appliances

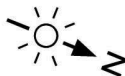
The property is located on Hailes Terrace, part of a small and desirable established residential area in Colinton. There is a variety of independent retailers and specialty shops along with a range of amenities, including a Co-op, pharmacy, GP practice, post office, restaurants, pubs and major supermarkets nearby. Morningside and Bruntsfield are both within easy reach and offer a further wide range of shops including a Waitrose, a cinema, theatres and a selection of eateries for evening entertainment. The area offers country park walks and the Pentland Hills on the doorstep. There is a great choice of schools, including Juniper Green Primary School, Currie High School, Firhill and Merchiston Castle School with other independent schools a short drive away. The area is very well served by regular public transport links, with the bus to the city centre a 1 minute walk away. The City Bypass and the motorway networks are easily accessible.

Viewing by appointment on 0131 337 1800

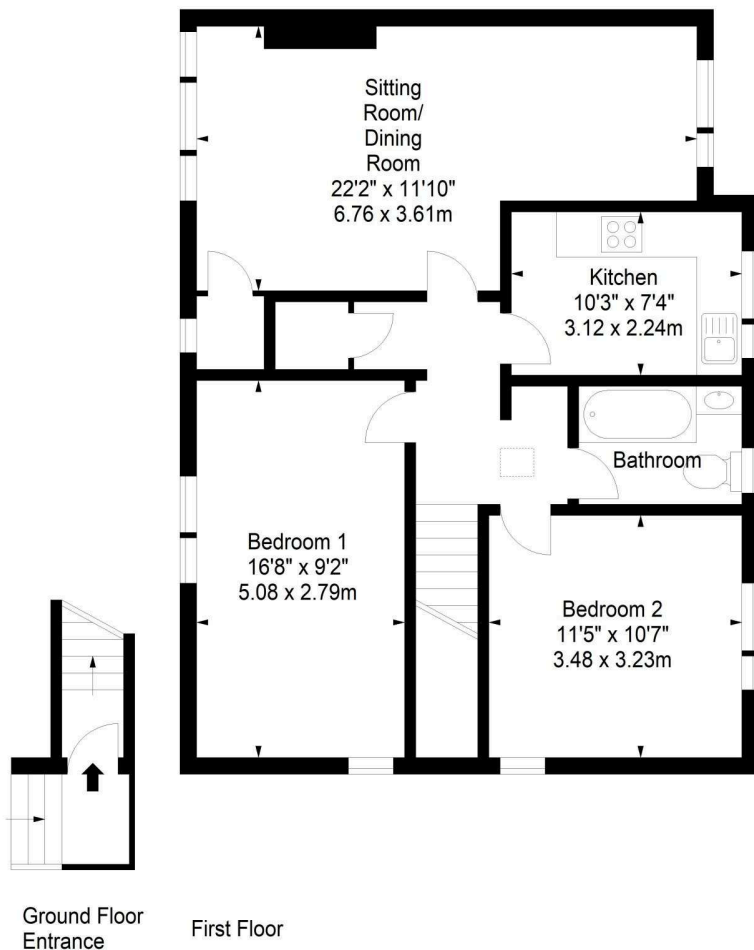




Hailes Terrace,
Edinburgh,
Midlothian, EH13 0NB



Approx. Gross Internal Area
789 Sq Ft - 73.30 Sq M
For identification only. Not to scale.
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