

**119 Colinton Mains
Road
Edinburgh EH13 9DL
Offers Over £200,000**

- Large living/dining room with natural wooden floors
- Newly fitted kitchen fitted with a range of floor and wall mounted units, electric hob and oven and appliances included in sale
- Two double bedrooms
- Newly fitted bathroom fitted with three-piece suite and mains shower over the bath
- Hallway with large storage cupboard
- Gas central heating and double glazing throughout
- Private garden area
- Off-street parking via driveway



1



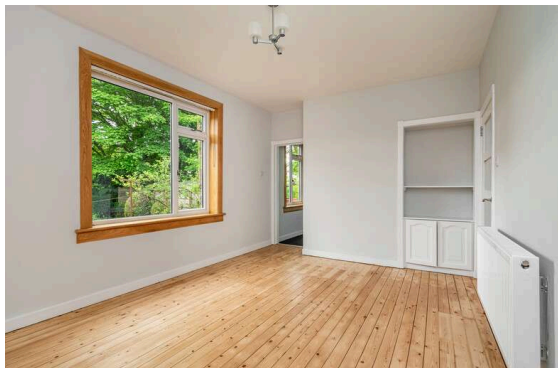
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EPC C



Lower Flat

Blair Cadell are delighted to bring to market this immaculate lower villa flat in the ever-popular Colinton Mains area of the city which offers flexible living accommodation. The property is conveniently located close to excellent local amenities and within a short drive of the city bypass and will appeal to many.

The accommodation comprises an entrance vestibule with a useful storage cupboard and hardwood floors that have been refurbished throughout the property. A large lounge/dining room perfect place to host in the evening. A newly fitted kitchen which has a range of stylish base and wall-mounted storage units, electric hob and oven and white goods which are included in the sale. Two generous double bedrooms.. A newly fitted family bathroom with a three-piece suite and mains shower over the bath. The property is double glazed and has gas central heating for maximum efficiency. There is a lovely rear garden which is perfect for catching the last of the evening sun and hosting barbeques through the summer months. Off-street parking via driveway at the front of the property along with free on-street parking.* No warranties given for systems or appliances*

Colinton Mains is to the south-west of the city centre which can be accessed via a frequent bus service that runs close by. For the commuter, the bypass is a short drive away at Dreghorn or Fairmilehead and leads to the central belt motorway network, the south and the International Airport. Shopping facilities include a wide variety of specialist shops plus Aldi, Tesco and Morrisons superstores. Morningside and Bruntsfield are both within easy reach and offer a further variety of shops, a cinema, theatres and a selection of eateries for evening entertainment. The area enjoys country park walks and the Pentland hills on the door step Recreational facilities include a number of popular golf clubs, Craiglockhart Tennis and Sports Centre, the Pentland Country Park, and Hillend Ski Centre.

Viewing by appointment on 0131 337 1800

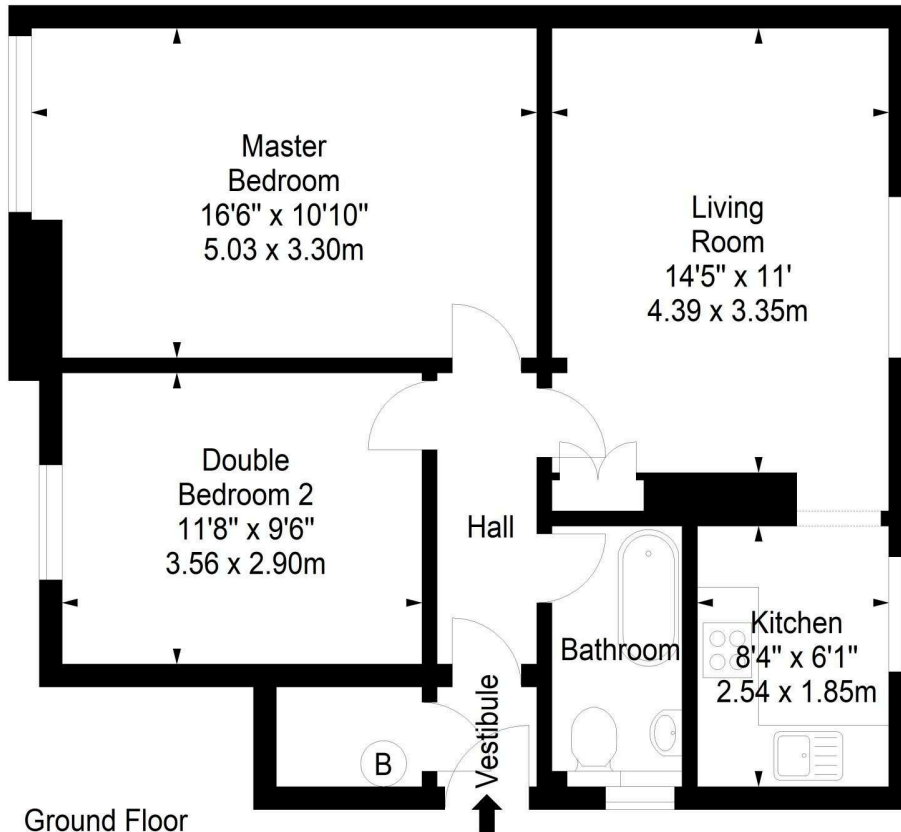




Colinton Mains Road,
Edinburgh,
Midlothian, EH13 9DL



Approx. Gross Internal Area
647 Sq Ft - 60.11 Sq M
For identification only. Not to scale.
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