

**283 Colinton Mains Drive
Edinburgh EH13 9AZ**

Offers Over £200,000

- Immaculate, bright upper villa flat
- Private entrance stair leading to hall
- Large lounge/dining room
- Newly fitted kitchen providing ample storage
- Two double bedrooms
- Newly fitted bathroom with three piece suite and mains shower over bath
- Double glazing and gas central heating
- Well maintained private and communal gardens

Tenure: Freehold
Annual Service Charge N
Shared Ownership: N



1



2



1



EPC D



2 bed Upper Flat

Blair Cadell are delighted to bring to market this immaculate, bright upper villa flat in the ever-popular Colinton Mains area of the city. Recently refurbished to a high standard and conveniently located close to excellent local amenities and within a short drive to the city bypass this property will appeal to many.

The generously-proportioned accommodation comprises: a private entrance stair leading to a welcoming hall, 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.

The property benefits from a well maintained private garden and communal rear garden to the rear, perfect for hosting barbeques throughout the summer months. Free on-street parking.* No warranties given for systems.

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 0131 337 1800

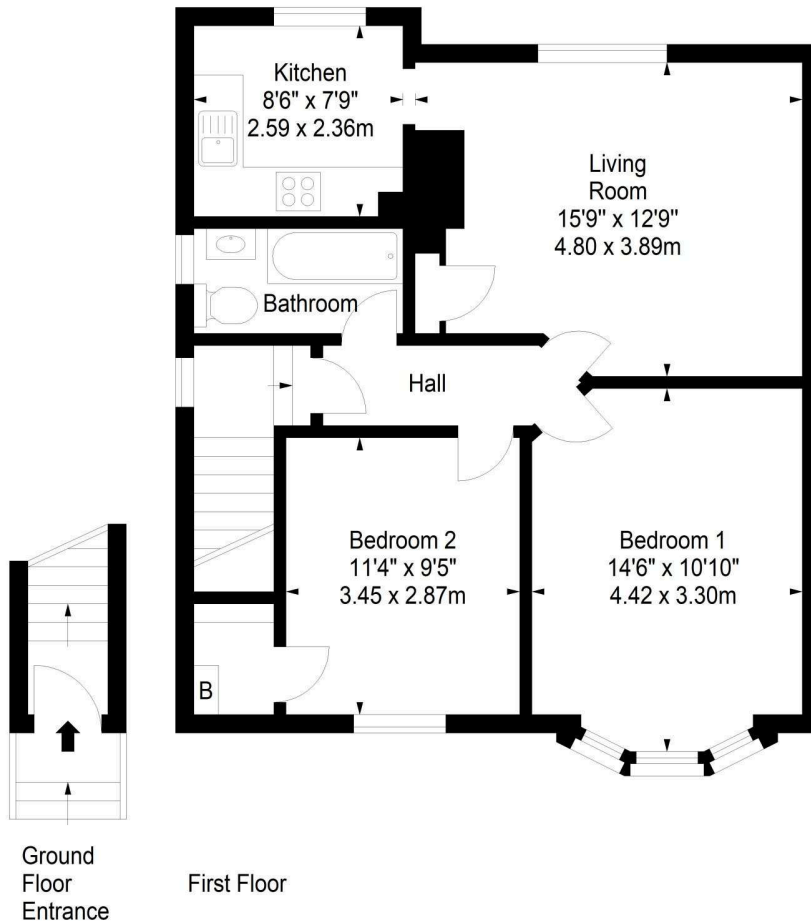
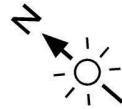




Colinton Mains Drive,
Edinburgh,
Midlothian, EH13 9AZ



Approx. Gross Internal Area
700 Sq Ft - 65.03 Sq M
For identification only. Not to scale.
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