

**40 Colinton Mains Road
Edinburgh EH13 9AW**

Offers Over £220,000

- Large living room with direct access to back garden
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Dining room with built in storage
- Two double bedrooms both with built in wardrobes
- Shower room fitted with two-piece suite and electric walk in shower and underfloor heating
- Gas central heating and double glazing
- Private garden space with useful garden shed
- Off-street parking

Council Tax Band: D

Tenure: Freehold

Shared Ownership: No



Lower Flat

A bright and beautifully proportioned lower villa flat, set within the ever-popular Colinton Mains area of the city. Offering flexible and spacious accommodation, this delightful home is ideally situated close to excellent local amenities and only a short drive from the City Bypass, making it a superb choice for a wide range of buyers.

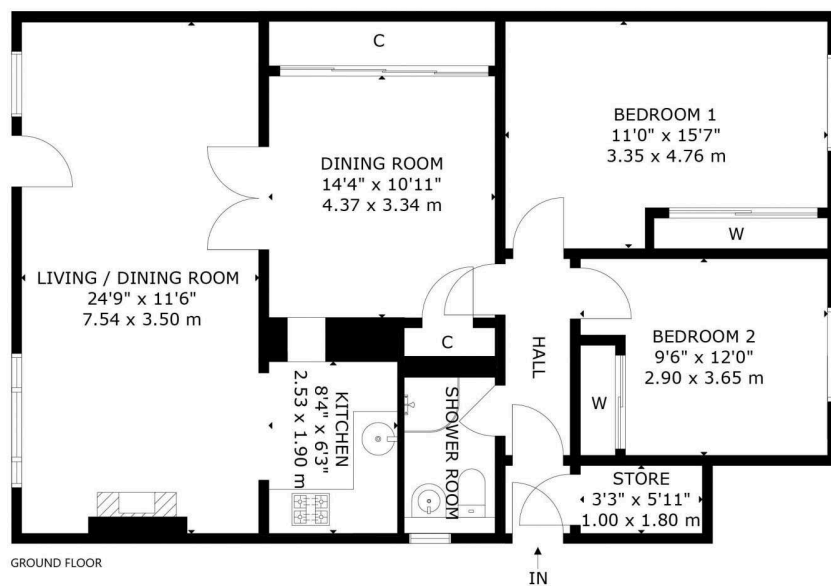
The accommodation comprises a large lounge/dining room with direct access to the private rear garden, creating the perfect setting for entertaining family and friends. The modern kitchen is well equipped with an excellent range of base and wall-mounted units, a gas hob, electric oven, and included appliances. A generous second reception room/dining room offers versatile living space and features ample built-in storage—ideal for those who enjoy hosting or require a home office. There are two double bedrooms, both benefiting from large built-in wardrobes providing excellent storage. The fully tiled shower room is fitted with a stylish two-piece suite and an electric walk-in shower, complemented by underfloor heating for added comfort during the colder months. The property further benefits from gas central heating and double glazing throughout, ensuring energy efficiency and comfort all year round. Externally, there is a lovely private rear garden with a patio area—perfect for relaxing and enjoying the evening sun—along with a garden shed and access to a communal drying area. Off-street parking is provided via the driveway.

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







40 COLINTON MAINS ROAD, EDINBURGH, EH13 9AW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 944 SQ FT / 88 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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