

West Mill Road

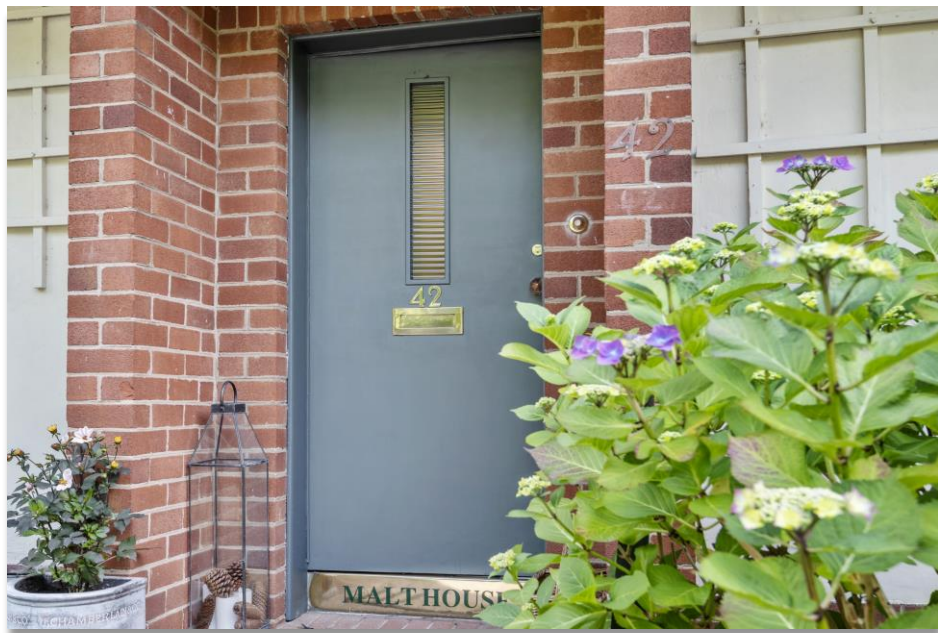
Colinton

Edinburgh

EH13







Rare opportunity to purchase a unique property with potential, consisting of a detached house set in 3 acres of land, including 2 large fields, paddock, apple orchard and gardens. Situated 4 miles southwest of Edinburgh city centre, the location enjoys all the benefits of outdoor living in a country setting yet being within the city. The flexibility of the accommodation allows for different configurations whilst also benefiting from gas central heating, partial double glazing and good storage facilities. It would be of equal interest to those keen to build the house of their dreams on an established, one-of-a-kind, capital city site.

The historic village of Colinton contains several independent retailers, local businesses, restaurants, pubs, a supermarket and a post office. A further supermarket is nearby and the bustling high streets of Morningside and Bruntsfield are within a couple of miles. It is also known for its proximity to the woodland setting of Colinton Dell which provides a natural habitat for wildlife and hosts several sites of historical interest, while the Pentland Hills are just a walk or drive away. It enjoys convenient links to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks. Excellent public transport services and extensive cycle paths also provide swift and easy access to the City Centre.



Colinton is served by an excellent range of schools including early years and primary education at Bonaly Primary School, followed by secondary schooling at Firhill High School. The area is also well placed for some of the capital's finest independent schools, with Merchiston Castle School located on the edge of the village.

Property Details

Ground floor:

- Steps lead to the entrance Vestibule.
- Hall with staircase to upper floor. Walk in cupboard. Under stair cupboard.
- Fully fitted Dining Kitchen with matching wall and base units. Integrated electric hob. Ample work surfaces with stainless steel sink with drainer. The dishwasher is included in the sale. Wall mounted central heating boiler. Space for dining table and chairs. Under stair cupboard. Other items available be separate negotiation.
- Dining Room with windows to front and side. Window seat. Built in cupboards and bookcases. Picture rail.
- WC with two-piece suite comprising wash hand basin and WC. Shelving.

First floor:

- Landing with attic access hatch. Two built in cupboards (one airing). Shelving.
- Attractive Lounge with two sets of French doors giving direct access to a south facing decked terrace and the rear garden. Windows to front and side. Window seat. Fireplace with living flame gas fire. Built in cupboards and shelving.
- Master Bedroom with window to front with window seat and additional window to side.
- Three further good-sized Double Bedrooms.
- Two steps from the hall lead to a Study area.
- Bathroom with white three-piece suite comprising bath with mixer shower above and folding shower screen, wash hand basin and WC. Partly tiled and wood paneled.



Viewing: By appointment on 0131 524 3800















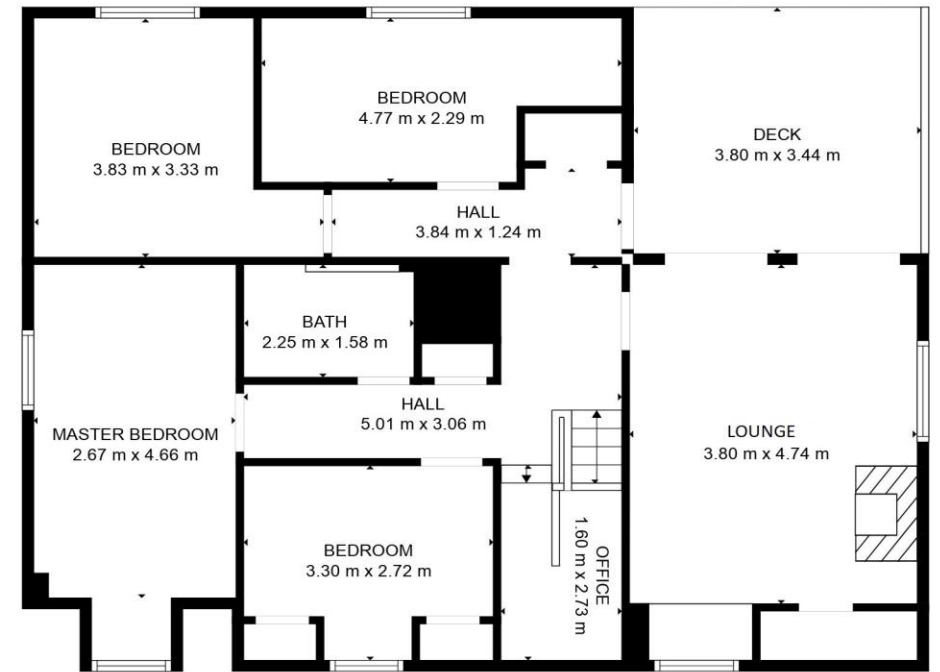
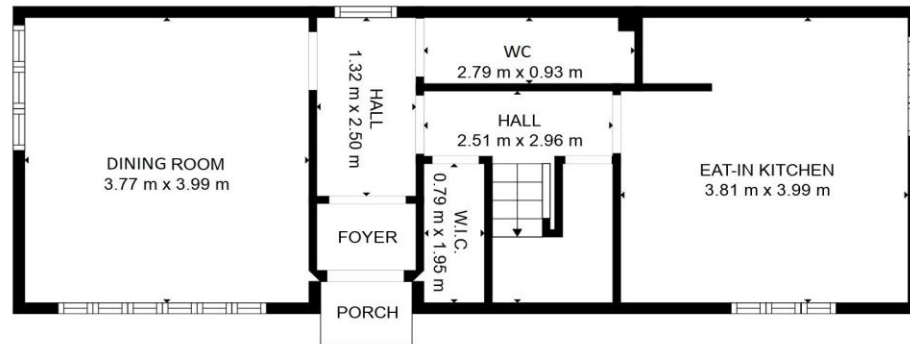




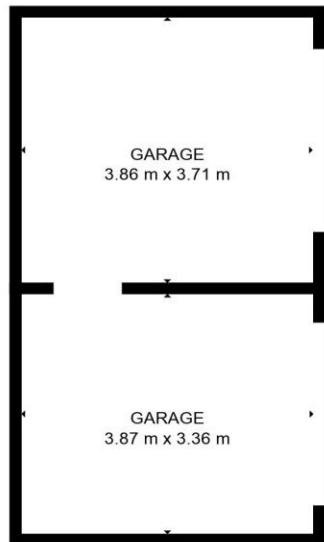
The property is set in approximately 3 acres of land with extensive garden grounds incorporating an orchard with a variety of fruit bearing trees and a fabulous array of established plants, shrubs and trees. There are decked terraces and patios providing space for garden furniture. Two fields/paddocks complete the outdoor space and currently provide grazing for two ponies.

A courtyard allows off-street parking for several cars and gives access to the large double garage with two sets of double doors, power and light.

EPC Band – E Council Tax Band - G



FLOOR 2



TOTAL: 135 m²
 FLOOR 1: 46 m², FLOOR 2: 89 m²
 EXCLUDED AREAS: GARAGE: 27 m², PORCH: 1 m², DECK: 13 m²,
 LOW CEILING: 0 m², BAY WINDOW: 1 m²

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



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