



Solicitors & Estate Agents










Offers Over
£210,000

15/2 The Gallolee

Colinton | Edinburgh | EH13 9QJ

This impressive ground floor flat forms part of a modern development just off Redford Road, in the idyllic and highly regarded Colinton district of the city, with excellent local amenities and transport links. The property would undoubtedly appeal to first time buyers, professionals, investors or people looking to downsize/retirees.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band – D



Description

The accommodation in brief, comprise; secure entry system, welcoming hallway with useful storage cupboards, light and airy reception/dining room, which has the space to be utilized as a home office, stylish fitted kitchen with appliances, spacious principal bedroom with fitted wardrobes, good sized second double bedrooms and contemporary bathroom with three-piece suite and electric shower over bath. Further benefits include electric heating and recently fitted double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer and washing machine.

Gardens & Parking

The property is set within delightful landscaped communal grounds, with a pleasant garden to the rear mainly laid to lawn. Residents parking can be found to the front of the property.

Factor

The development is maintained and factored by Myreside Management with a quarterly fee of approx. £225 payable that covers management fees, block building insurance, and maintenance of communal grounds.

Viewing

By appointment through Neilsons 0131 625 2222.





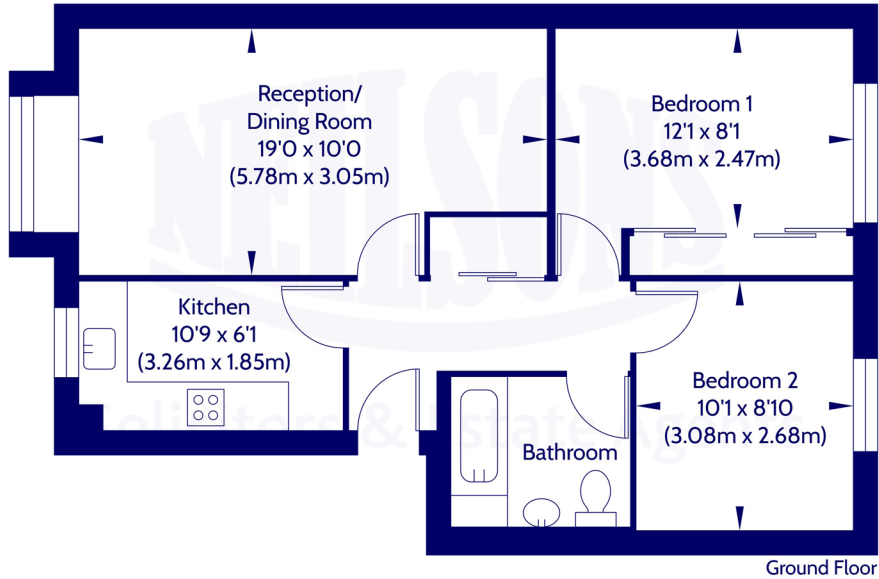
Location

The Gallollee is situated in the sought-after Colinton district of the city, conveniently positioned for access to the City of Edinburgh Bypass linking the main Scottish motorway network system and Edinburgh International Airport. Excellent public transport provides frequent access to the city centre and surrounding districts providing an ideal location for the commuter. Many local amenities can be found in Colinton Village with further shopping available at the nearby Gyle shopping centre and Straiton Retail Park. There are a wide variety of leisure facilities in the surrounding area including the Pentland Hills, The Merchants of Edinburgh and Kingsknowe Golf Courses and Craiglockhart Tennis and Sports Centre. Schooling is well-catered for from nursery to secondary level in both the public and private sectors, and the Edinburgh Napier University campuses are a short drive away.





Approx. Gross Internal Floor Area 54.35 Sq M / 585 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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