










Offers Over
£470,000

18 Hailes Grove

Colinton | Edinburgh | EH13 ONE

A rare opportunity has arisen to purchase this fantastic semi-detached family home, located in the highly sought after residential district of Colinton. Immaculately presented throughout and with the benefit of a balcony with outstanding views across Edinburgh to the Firth of Forth, the property is located close to local amenities, transport links, idyllic green spaces and reputable schooling and viewing is highly recommended.

-  3 bedrooms
-  3 public rooms
-  2 bathrooms
- Balcony
-  Private front, side & rear gardens
-  On street parking
-  EPC rating – D
-  Council tax band - F



Description

In true move in condition, the property sits in an elevated position at the end of a quiet cul-de-sac. You enter a welcoming hallway with understairs storage cupboard and to your left is a bright lounge with a gas fire and fireplace, and a box bay window offering lovely open views. There is a sitting room which leads into a delightful sun room with a pleasant outlook over the garden. The large dining kitchen with dual aspect, has plenty of wall and base units and double doors to the garden, offering a great space for cooking and entertaining. Completing the accommodation on this level is a handy shower room.

Moving upstairs there is a naturally lit landing with a deep storage cupboard. The principal bedroom has full length built in wardrobes and a door to a balcony with stunning views across the City including Edinburgh Castle. There are two further bedrooms and a four piece bathroom including a bath and separate shower cubicle with overhead rainfall shower. The attic space is accessed via a Ramsay ladder and is floored with two velux windows, power and heating.

The property further benefits from gas central heating (the boiler was replaced in December 2023), underfloor heating in the bathroom and double glazing.



Extras

All fixtures and fittings throughout will be included in the sale along with the 5 ring gas hob and electric oven, integrated fridge/freezer, dishwasher and washing machine, tumble dryer, freestanding wardrobe in bedroom two and the garden shed.

Gardens & Parking

A neat front garden with steps welcomes you to the property and to the rear is a beautifully maintained, south facing garden which wraps around the house, bordered by trees, shrubs and plants and is laid to lawn with a patio area, offering an ideal area for outdoor dining in the warmer months and a safe space for children and pets to play. Parking is on street and is unrestricted.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

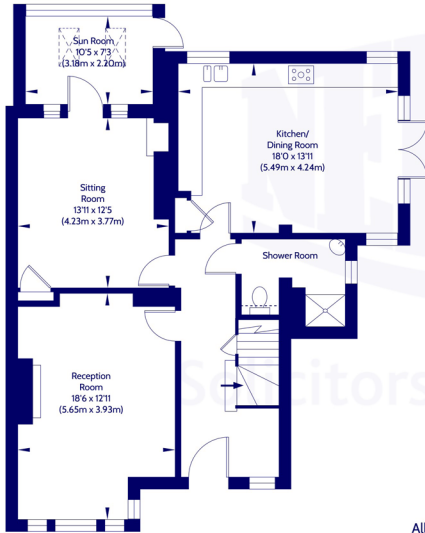
18 Hailes Grove forms part of the highly regarded residential district of Colinton, conveniently positioned for access to the City of Edinburgh Bypass linking the main Scottish motorway network system and Edinburgh International Airport. Excellent public transport provides frequent access to the City Centre and surrounding districts making this 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 Hermiston Gait. The area is well placed for the outdoor enthusiast and the property is within close proximity to the spectacular Pentland Hills Regional Park and Bonaly Country Park. The tranquillity of the Water of Leith and nearby Colinton Dell are also on hand offering a mixture of mature woodland where delightful walks and cycles can be enjoyed. 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



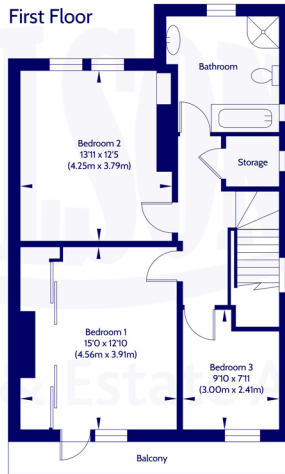


Approx. Gross Internal Floor Area 150.29 Sq M / 1618 Sq Ft.

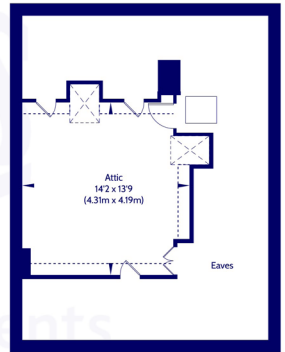
Ground Floor



First Floor



Attic



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.



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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

