










Offers Over
£235,000

106 Colinton Mains Drive

Colinton Mains | Edinburgh | EH13 9BL

A superb opportunity has arisen to acquire this generously proportioned three bedroom double upper pleasantly positioned within the ever-popular district of Colinton Mains. With off-street parking and a private garden whilst being situated close to excellent amenities and transport links, the property will undoubtedly appeal to a variety of purchasers including families, professionals and investors. Viewing suggested.

-  3 beds
-  3 public
-  1 bathroom
-  Private and shared gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property is presented in move-in condition while briefly comprising of; welcoming entrance staircase leading to the first floor landing, bright and airy lounge with a bay window and useful understairs storage cupboard, fully-fitted kitchen with integrated white goods and tiling in splash areas, dining room with stunning views of The Pentland Hills, home office/study offering flexible use as a single bedroom, large double bedroom with a front-facing aspect and a sizeable storage cupboard, fully-tiled bathroom suite with an over-bath shower, second floor landing, and two further good sized double bedrooms both with gorgeous views of The Pentland Hills and Blackford Hill respectively.

Further benefits include gas central heating and double glazing throughout.

This property has been subject to virtual staging to show the effect of a 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

Selected fixtures and fittings, including; integrated induction hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear of the property is well-kept section private garden grounds as well as a shared drying green mostly laid to lawn. For the car owner, the property offers a single driveway for off-street residents parking as well as on-street free parking to accommodate visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





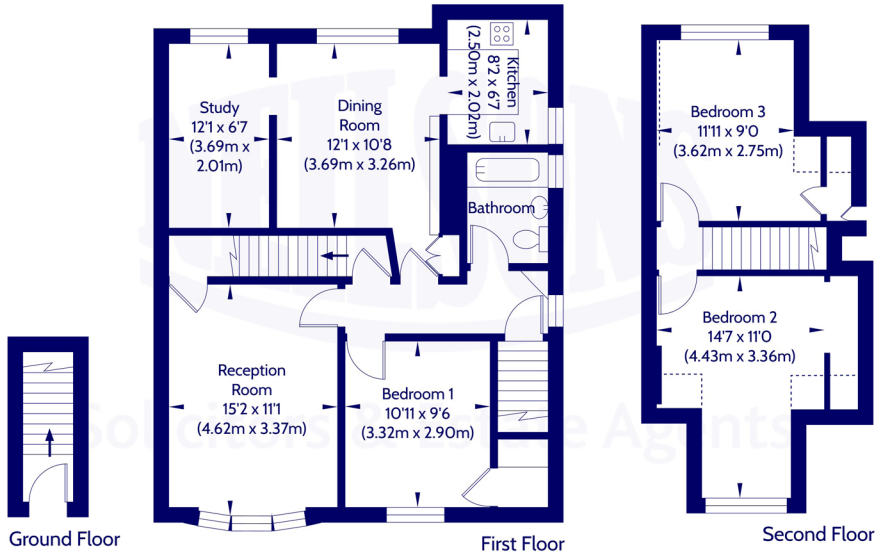
Location

Colinton Mains lies to the south-west of Edinburgh with excellent bus services to the City Centre and surrounding areas together with quick and convenient commuting by way of the City Bypass which in turn leads to major roads and motorway networks. The area is served by good local day to day shops including Morrisons, Tesco and Aldi supermarkets. Colinton Mains is situated between the open recreational spaces at Colinton Mains Park and the Braidburn Valley Park and excellent schooling is available from primary to senior level.





Approx. Gross Internal Floor Area 104.03 Sq M / 1121 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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