



Solicitors & Estate Agents










Offers Over

**£215,000**

## 2 Colinton Mains Place

Colinton Mains | Edinburgh | EH13 9AX

An attractive, well proportioned 3-bedroom double upper villa with private rear garden, driveway and superb southerly aspect to rear with panoramic views of the Pentland Hills.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - D



## Description

Forming part of a popular residential district, close to excellent amenities, commuting links and reputable schooling, this lovely home is offered to the market in move-in condition and shall undoubtedly appeal to the professional person/couple or families and merits internal viewing to be fully appreciated. The light and stylish accommodation comprises: entrance stairs, upper hallway with further staircase leading to the attic floor. There is a sunny, south facing lounge to the rear with delightful views to the Pentlands with good sized storage cupboard. The modern kitchen is located off, again with rear aspect and fitted with a range of wall and base units, complementary splashback tiling and worktops incorporating the Range cooker with integrated washing machine and fridge freezer included in the sale. There are two spacious double bedrooms to the front, both with excellent storage provisions. The stylish, partially tiled bathroom comprises of a white three piece suite with mixer shower over bath. The upper floor has a large Dormer window to the rear providing excellent natural light with stunning views of the Pentland Hills and the large principal bedroom with rear aspect with great views, offers substantial space for furniture with fantastic storage facilities included integrated cupboards and eaves storage. Further benefits include double glazing and gas central heating with combi boiler.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the Range cooker and integrated appliances (fridge freezer and washing machine). Items of furniture can be made available through separate negotiation.

## Gardens and driveway

There is a private garden and shared drying green located to the rear of the property, enjoying a southerly aspect and laid to lawn with raised bed. Located to the side is a driveway providing valuable off-street parking.

## Viewing

By appointment with Neilsons on 0131 625 2222.





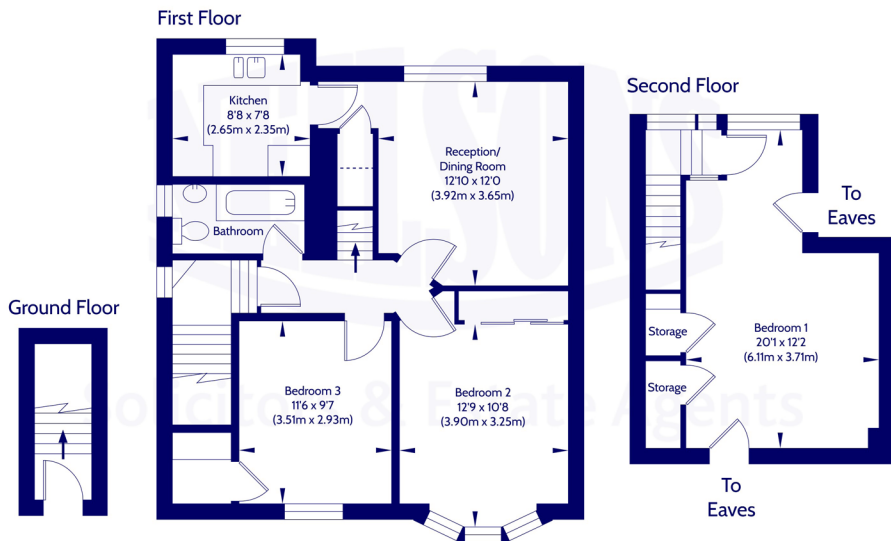


## Location

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 90.93 Sq M / 979 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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