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Offers Over

**£145,000**

## 24/3 Firrhill Crescent

Colinton Mains | Edinburgh | EH13 9EQ

Well-proportioned two bedroom first floor flat quietly situated within the popular residential district of Colinton Mains. Close to a range of excellent amenities and transport links. the property would make an ideal purchase for the first-time buyer, young professionals or buy-to-let investor.

-  2 beds
-  1 public
-  1 bathroom
-  Private and shared gardens
-  On-street parking
-  EPC Band - B
-  Council Tax Band - C



## Description

Internally, the property briefly comprises of; welcoming entrance hallway with useful storage provisions, bright and airy lounge/diner with a dual aspect and stunning views of The Pentland Hills, fully-fitted kitchen with tiling in splash areas and a range of included freestanding white goods, good sized first double bedroom with fitted wardrobes and a front-facing outlook, second double bedroom with ample room for freestanding furniture, and a fully-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; cooker, fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the rear of the property lies a section of private garden ground laid to lawn, as well as a shared communal drying green. There is more than adequate on-street free parking to accommodate residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

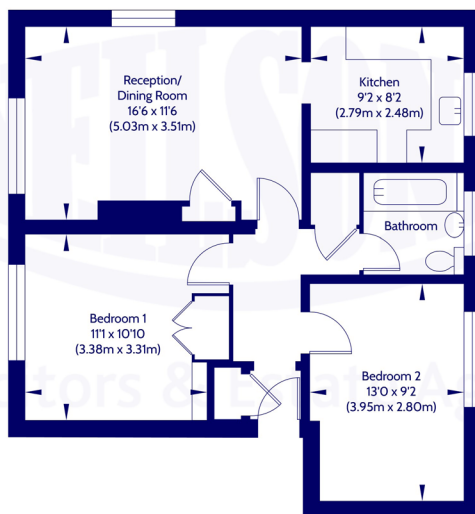
Colinton Mains lies to the south-west of Edinburgh with excellent bus services to the City Centre and surrounding areas together with quick and convenient commuting by way of the City Bypass which in turn leads to major roads and motorway networks. The area is served by good local day to day shops including 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 60.85 Sq M / 655 Sq Ft.

### First Floor



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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