



Solicitors & Estate Agents








Offers Over

**£390,000**

## 26 Hailes Grove

Colinton | Edinburgh | EH13 ONE

This superb main door ground and garden-level villa is offered to the market in pristine, move-in condition, boasting an enviable southwest-facing private garden and excellent kerb appeal. Set within a desirable residential area, the property combines period charm with modern comforts, offering generous and versatile accommodation across two levels.

-  4 bedrooms
-  1 reception room
-  Bathroom & En-suite shower room
-  Private Gardens
-  Free parking
-  EPC rating – C
-  Council tax band - E



## Description

The ground floor comprises a welcoming vestibule and hallway with useful storage, a bright and spacious reception room featuring a charming box bay window to the front and a multi-fuel stove adding character and comfort for the cooler months. A stylish fitted kitchen to the rear has direct access to the garden and a large shelved pantry. The kitchen includes integrated appliances: oven, grill, hob, extractor hood, fridge and freezer with the slimline dishwasher and washing machine also included in the sale. There are two large double bedrooms on this level, both with built-in wardrobes, one of which is currently used as a formal dining room. A smart family bathroom features a white suite and a recently installed electric over-bath shower. Stairs lead to the lower level, where you'll find two generous walk-in storage cupboards, one with access to an extensive cellar storage area. The principal bedroom benefits from an en-suite shower room, and there is a fourth double bedroom, providing ideal space for guests, a home office, or growing families. Additional features include full modern UPVC double glazing and gas central heating from a recently upgraded Baxi combi boiler. This outstanding home offers the perfect blend of character, comfort, and convenience and early viewing is highly recommended.



## Extras

The fixtures and fittings are to be included in the sale including the integrated kitchen appliances, washing machine, dishwasher, curtains, blinds and light fittings.

## Gardens and Parking

Externally, the attractively landscaped rear garden enjoys all-day sun, with areas of decking and lawn, an understair store, and a garden shed. The front garden has been landscaped for ease of maintenance. Ample free on street parking is available.

## Viewing

By appointment through Neilsons on 0131 625 2222

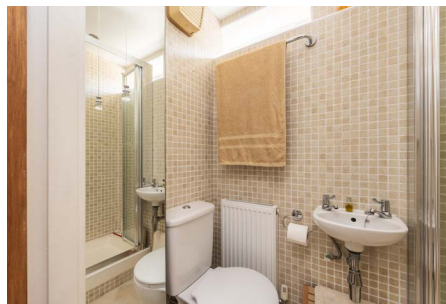






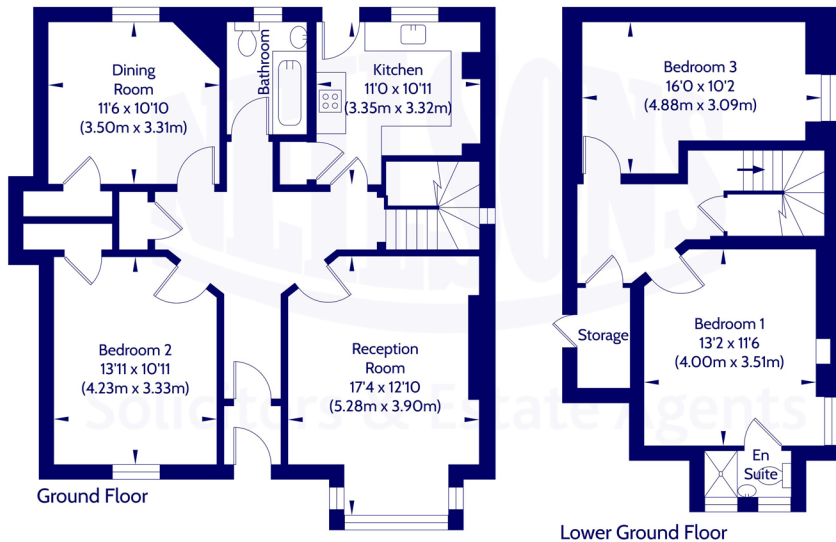
## Location

26 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 123.8 Sq M / 1332 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.



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