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Offers Over

**£235,000**

# 195 Colinton Mains Drive

Colinton Mains | Edinburgh | EH13 9AN

A bright, three bedroom double upper flat situated in the popular residential area of Colinton Mains, close to local amenities and transport links. Offering well-proportioned accommodation, and with the added benefits of a private garden and driveway, this property is sure to appeal to a variety of purchasers including first time buyers, professionals and families.

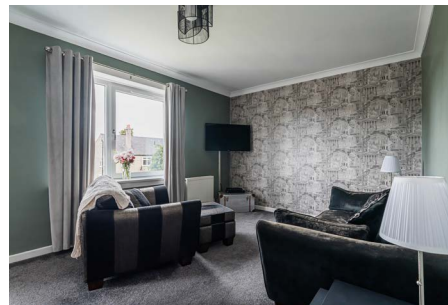
-  3 beds
-  1 public
-  2 bathrooms
-  Private Garden
-  Driveway
-  EPC Band - D
-  Council Tax Band - D



## Description

Internally, the property is presented in a move-in condition whilst briefly comprising; entrance staircase leading to the first floor, bright and spacious lounge/diner with a rear aspect, modern fully-fitted kitchen with a range of included white goods whilst being finished with stylish gloss units and dark worktop, second floor principal double bedroom with a dressing area, lovely views of the Pentlands, and eaves access for additional storage, fully-paneled en-suite shower room with a heated towel rail, and Velux window, two further sizeable double bedrooms with space for freestanding furniture, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, and oven, freestanding fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

There is a fully enclosed private garden to the rear which is laid to lawn with a wooden deck, offering low maintenance upkeep. A driveway provides off street parking and unrestricted on-street parking is also available.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

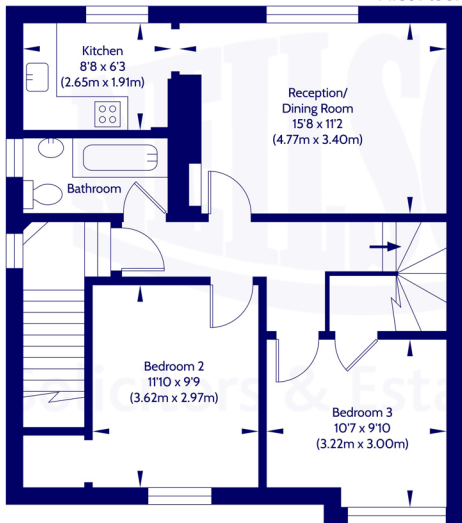
Colinton Mains lies to the south-west of Edinburgh with excellent bus services to the City Centre and surrounding areas together with quick and convenient commuting by way of the City Bypass which in turn leads to major roads and motorway networks. The area is served by good local day to day shops including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



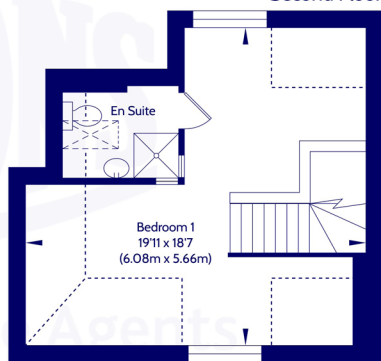


Approx. Gross Internal Floor Area 86.19 Sq M / 928 Sq Ft.

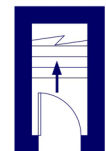
First Floor



Second Floor



Ground 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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