










Offers Over

£500,000

18 Colinton Road

Merchiston | Edinburgh | EH10 5EL

This unique, truly impressive cat C-listed detached home with private courtyard garden and garage, is pleasantly located in the prestigious conservation area of Merchiston, to the southwest of the City Centre, close to a range of fantastic local amenities, schooling and commuting links. This charming home has been cleverly designed and would appeal to a wide variety of buyers. Internal viewing is highly recommended.

-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Private Garden
-  Garage
-  EPC rating – E
-  Council tax band – F



Description

In brief the accommodation comprises; beautiful unique porch which has been designed by the famous architect David Bryce, welcoming entrance hallway, generously proportioned and bright reception room offering an abundance of excellent natural light, stylish fitted kitchen with herringbone flooring, skylight and an assortment of base and wall mounted units/coordinated worktops, versatile dining area located off with a door providing direct access to the private courtyard, long spacious inner hallway, light and airy principal bedroom with en-suite shower room, second well-proportioned bedroom, and stylish bathroom with three-piece modern suite, shower attachment in the bath and useful storage cupboard.

Further benefits include gas central heating, freshly updated decor and newly laid carpeting 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

All fitted floor coverings will be included in the sale.

Gardens & Garage

To the rear of the property, lies a well maintained private courtyard garden which offers the ideal space to enjoy outside dining/relaxing. There is a single garage to the front which provides off-street parking.

Viewing

By appointment through Neilsons (0131 625 2222).

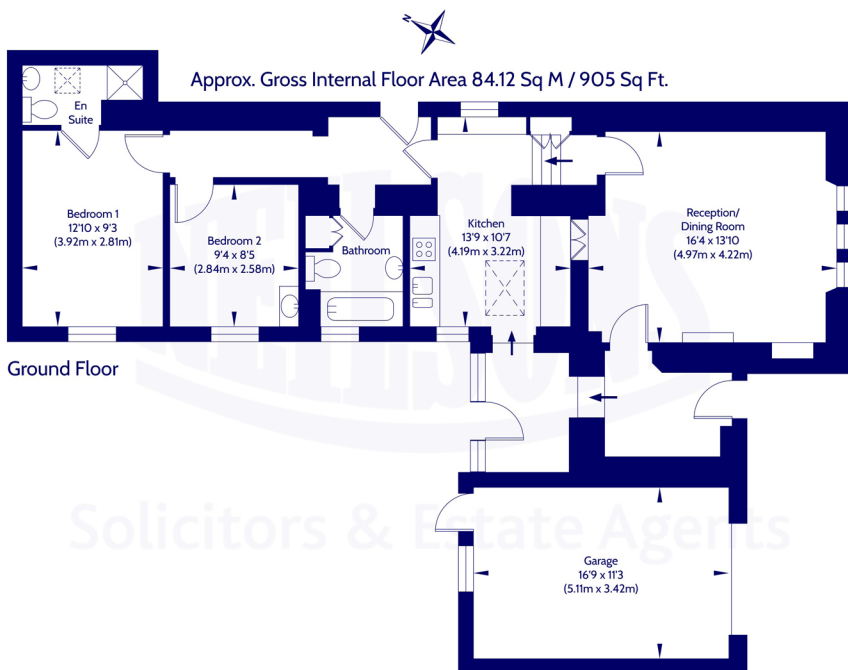




Location

The property is located in the ever-popular district of Merchiston, lying to the south west of Edinburgh's City Centre. Many local amenities are on hand serving everyday needs with the neighbouring districts of Polwarth, Bruntsfield and Morningside providing a more extensive range of specialised shops and services including a Marks & Spencer's and a Waitrose. Frequent bus services link to City Centre and surrounding areas and the City Bypass, Edinburgh Airport and motorway networks are all within easy reach. Leisure facilities within the area include The Fountain Park Leisure Complex, with a Cineworld, Nuffield Health Club and a bowling alley. The property is also close to Harrison Park, Bruntsfield Links and the Water of Leith Walkway and the area is ideal for those connected with Napier and Edinburgh Universities. Schools within the area are well represented at both the public and private sectors including George Watson's only across the road from the property.





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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