



Solicitors & Estate Agents



Offers Over

£195,000

41 Colinton Mains Road

Colinton Mains | Edinburgh | EH13 9AP

Set on a quiet residential street in the ever-popular Colinton Mains area, this beautifully presented lower villa forms part of a small block of just four properties. With its own private double driveway and a delightful south-facing rear garden, the property offers an ideal opportunity for first-time buyers, couples, small families, or buy-to-let investors seeking a well-located and easily maintained home.

 2 Double Bedrooms

 1 Public Room

 1 Bathroom

 Private Driveway

 Private Rear Gardens

 EPC Rating – C

 Council Tax Band – C



Description

The accommodation is bright and welcoming throughout, with a spacious living room featuring French doors that open directly onto a sunny, enclosed private garden with views of the Pentland Hills, perfect for relaxing, gardening or entertaining. The contemporary kitchen, newly installed in 2024, provides excellent storage and generous worktop space, while the modern family bathroom benefits from a white suite with shower over bath. There are two generous double bedrooms, with the principal bedroom enjoying an attractive bay window and spacious fitted wardrobes, and both rooms providing comfortable and flexible living space. A welcoming hallway with a deep storage cupboard adds to the property's practicality. Additional benefits include gas central heating and double glazing.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances, free standing fridge/freezer and fitted floor coverings.

Gardens & Driveway

The property enjoys a well-maintained private rear garden, designed to offer both relaxation and practicality. A neat lawn provides an attractive green outlook, with space for entertaining, or simply unwinding in the fresh air. To the front, a generous monobloc double driveway allows convenient off-street parking for two vehicles, adding to the property's overall ease of living. Residents also benefit from access to a shared drying green, while ample on-street parking in the surrounding area ensures plenty of space for visitors.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

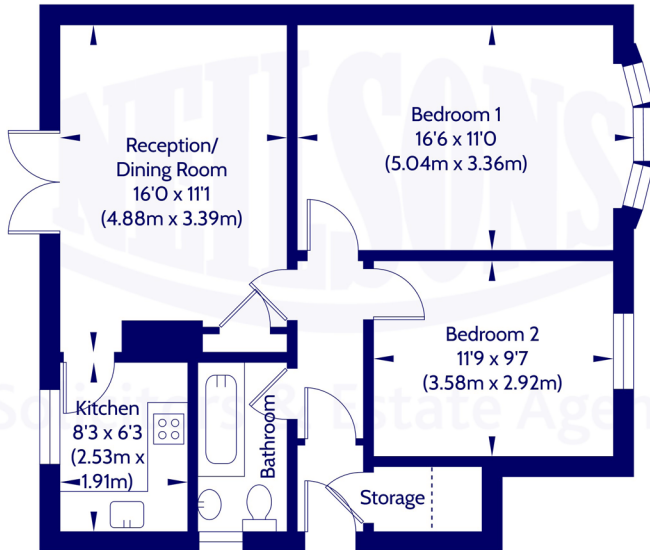
Colinton Mains lies to the south-west of Edinburgh with excellent bus services to the City Centre and surrounding areas together with quick and convenient commuting by way of the City Bypass which in turn leads to major roads and motorway networks. The area is served by good local day to day shops including Morrisons, Tesco and Aldi supermarkets, a hairdresser and medical centre. Colinton Mains is situated between the open recreational spaces at Colinton Mains Park, Redford Wood and the Braidburn Valley Park and excellent schooling is available from primary to senior level.





Approx. Gross Internal Floor Area 59.97 Sq M / 646 Sq Ft.

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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