





A true one-of-a-kind home, this unique detached property is arranged over two floors offering a flexible layout and exceptional quality of living; the property is entered via electric gates surrounded by the most impressive gardens and has the benefit of a multi vehicle driveway and double garage to front. The property has been finished to a very high standard by the current owners of over 30 years. Quietly nestled on a leafy country lane bordering the Craiglockhart/Colinton area of Edinburgh we are in an idyllic setting with ease of access to the city centre and beyond. Presented to the market in immaculate condition throughout. The property comprises

- Entrance vestibule.
- Welcoming reception hallway.
- Rear facing family room with picture window allowing a flood of light and inset living flame fire.
- Well-equipped dining kitchen features integrated Miele appliances, a central dining island and sliding doors to the rear patio.
- Impressive living/dining room with direct access to the garden and inset living flame fire.
- Shower/steam room comprising WC, wash hand basin and vanity

storage.

- Home Office/Bedroom five located on the ground floor.
- Upper landing with eaves storage.
- Principal suite with a dual aspect incorporating shower and dressing rooms.
- Three further double bedrooms, two of which have breathtaking views over the Craiglockhart/Colinton Dells
- Family Bathroom incorporating a WC, wash hand basin, bath, shower cubicle and vanity storage.







Gas central heating, with underfloor heating in the kitchen and principal en suite.

Double glazed.

Generous storage throughout.

Large south facing rear garden with feature pond and patio areas, a pergola overhangs the patio to ensure year-round use. Over gardens to the side and to the front

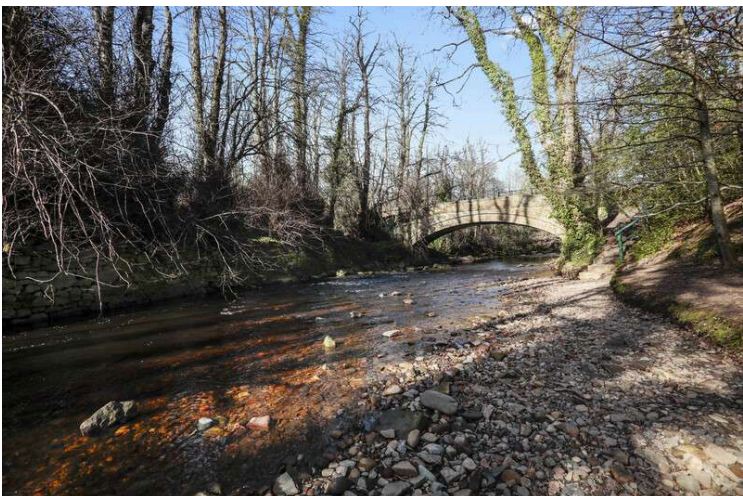
Pre-planning discussion/advice for a three-bedroom house to the bottom of the garden, ideal for the blended family is available on request.

Electric gated entrance.

Double garage with electric doors and utility area.

Multi vehicle driveway.





Location

The exclusive conservation area of Colinton lies less than four miles southwest of the city centre and offers an enticing combination of village life and nearby city attractions. Dating back to the 11th century, Colinton Village offers old-world charm with picturesque streets that sit within the valley of the Water of Leith. In addition to beautiful period buildings, you will find a wide variety of independent retailers and speciality shops. Picturesque and compact, the village also offers a surprising range of amenities, including restaurants with supermarkets nearby. Juniper Green, Morningside and Bruntsfield, both within easy reach, offer a further range of speciality shops, a cinema, theatres and a range of eateries. The immediate area, which includes the charming Colinton Dell, enjoys outstanding natural beauty, while Spylaw Park offers a wide range of wildlife and, with its many walkways, cycle paths and picnic areas in mature woodland, is the ideal place for a leisurely stroll. A ski centre, pony trekking and trout fishing are on offer a short drive away in the Pentland Hills. Schooling is well-represented from nursery to senior level. George Watson's College lies to the west of the village and Merchiston Castle School lies to the east, with various other independent schools a short drive away. The area is very well served by regular public transport links and its proximity to the City Bypass, Edinburgh Airport and the motorway networks make commuting fast and convenient.

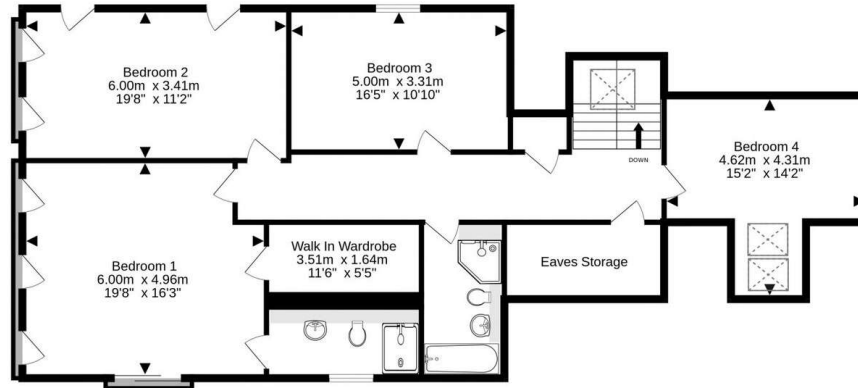
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

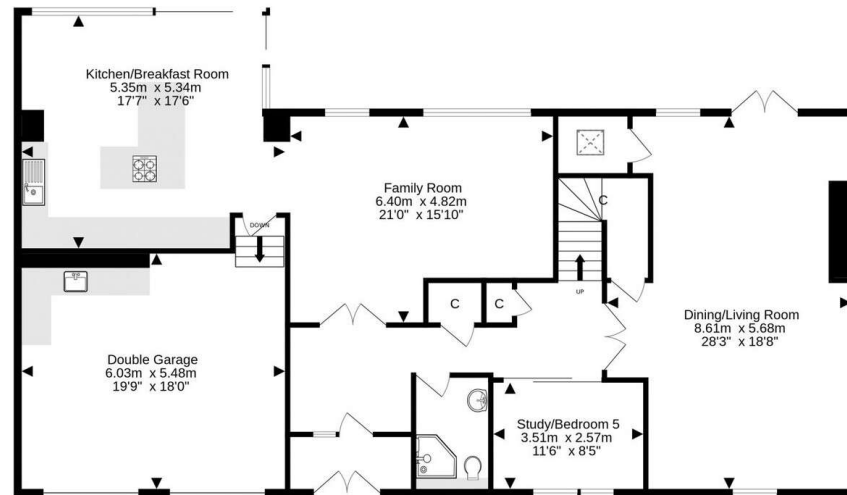
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



1st Floor



Ground Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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