



290 Colinton Mains Road, Edinburgh, EH13 9BS



## Welcome

Welcome to Colinton Mains Road, this delightful three bedroom main door lower villa offers bright and spacious accommodation, the property further benefits from a private decked area to the rear. The property is set in a quiet cul-de-sac with unrestricted on street parking ideally located in the popular Colinton Mains area of Edinburgh close to an abundance of local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Living Room.
- Fitted Kitchen with washing machine and dishwasher included.
- Separate dining area.
- Two Double Bedrooms.
- Single Bedroom.
- Modern Bathroom.
- Gas Central Heating.
- Newly fitted windows in August 2024, double glazing throughout.
- Private garden to front of property and private rear decking area
- Shared drying green to rear.
- On street parking available.







## Colinton Mains

The popular suburb of Colinton Mains promises a quiet, leafy setting just six miles south of Edinburgh city centre. The area is well-served by local amenities including convenience stores, a pharmacy, a medical centre and a post office, as well as a Tesco superstore. Colinton Mains also lies conveniently close to the bustling, cosmopolitan area of Morningside, hosting numerous cafes, independent shops, fashionable eateries and a Waitrose supermarket. The beautiful open space of Colinton Mains Park provides a delightful space for outdoor recreation in the immediate vicinity, whilst the Pentland Hills Regional Park and Midlothian Snowsports Centre also offer a multitude of exhilarating activities nearby. Excellent local schooling options include Oxfords Primary School and Firhill High School, whilst many of the capital's prestigious independent schools are also within easy reach. Colinton Mains not only enjoys excellent public transport services into the city centre (with a bus stop at the end of the road), but also allows for swift access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.

## Extras

Included in the sale are the kitchen appliances, washing machine and dishwasher, all fitted floor coverings and fixtures & fittings. Please note the oven is not in working order.





# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

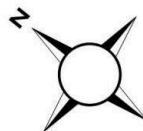
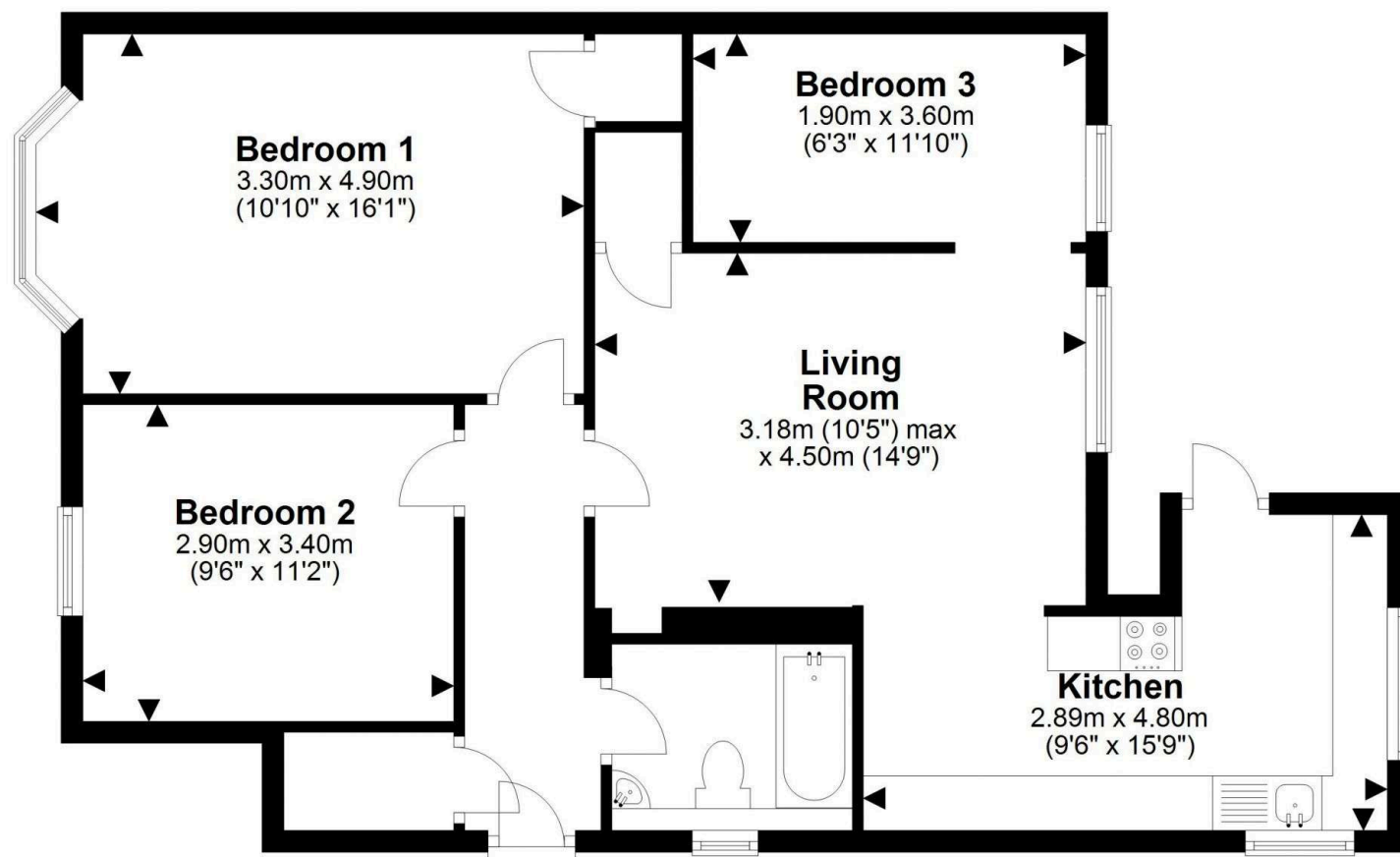
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



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