



18 Colinton Mains Drive, Colinton Mains, Edinburgh, EH13 9AH



Welcome

Welcome to Colinton Mains Drive, this well-proportioned, main door, two bedroom upper villa, boasting beautiful views of the iconic Pentland Hills. The property offers excellent bright and spacious accommodation ideally located in a popular residential area, offering an excellent opportunity for first-time buyers, small families, or investors. Further benefits include private gardens to the front and to the rear along with a driveway with further on street parking available. The property is ideally located in the desirable and sought-after residential area of Colinton Mains, close to many excellent 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.
- Kitchen equipped with wall and base units along with integrated appliances.
- Two double bedrooms.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Hatch to attic.
- Gas central heating.
- Double glazing.
- Private gardens to the front and rear.
- Driveway with further on street parking available.





Colinton

The popular suburb of Colinton Mains lies around five 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 in neighbouring Colinton. Colinton Mains also lies conveniently close to the bustling, cosmopolitan area of Morningside, hosting numerous cafés, 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 National Park and Midlothian Snowsports Centre also offer a multitude of exhilarating activities nearby. Excellent local schooling options are available within the vicinity. Colinton Mains not only enjoys excellent public transport services into the city centre, but also allows for swift access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.

Extras

Our client is happy to sell as seen.



Get in touch

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Property Hub:

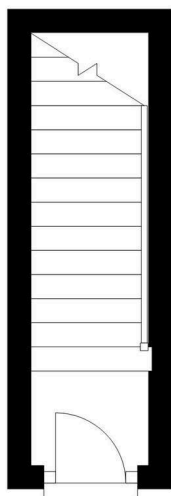
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

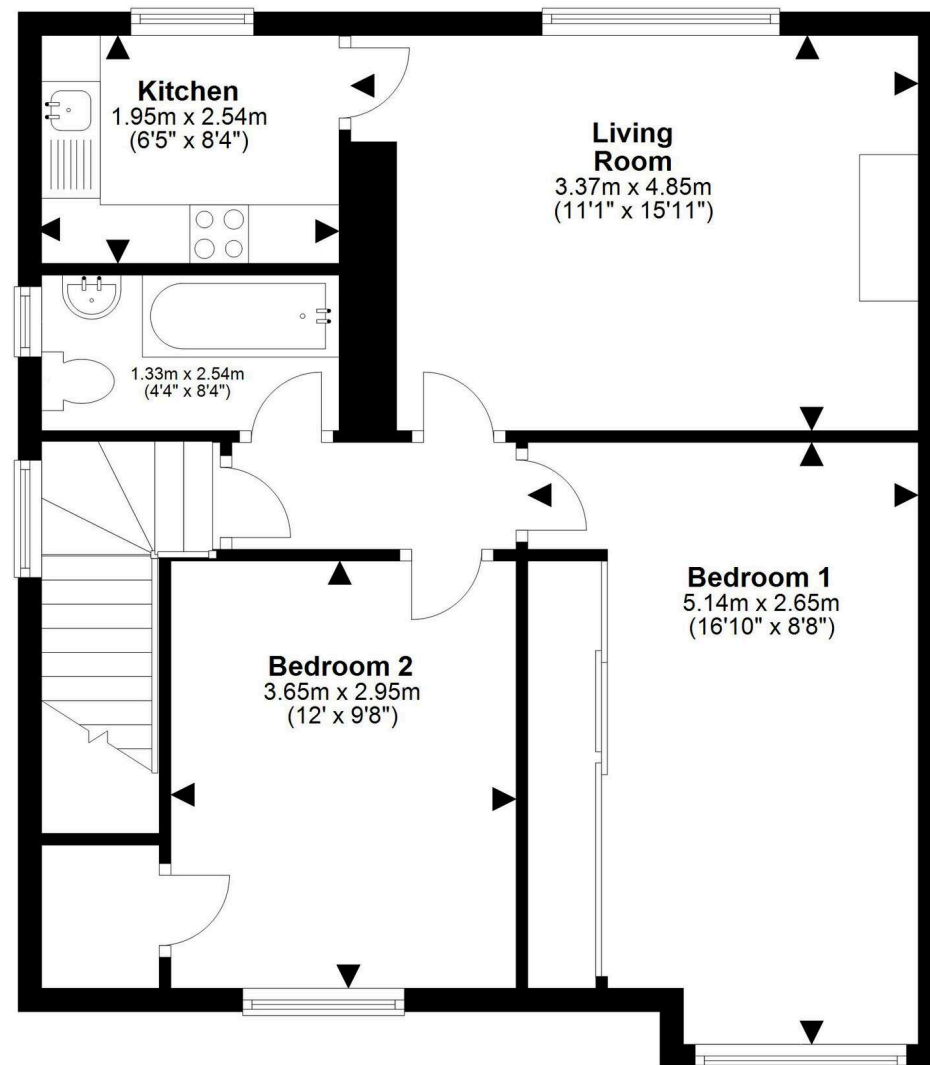
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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.