





Welcome

A fantastic opportunity to purchase a much loved and beautifully maintained home in a sought after location. 262 Colinton Road is an attractive spacious five bedroom, two public rooms and three bathroom detached bungalow, situated in the popular residential area of Colinton. The property benefits from private gardens to front and rear and a single garage.

- Welcoming entrance hall which is exceptionally bright and spacious.
- Two public rooms which include a sunny lounge and a separate dining room, both with attractive bay windows to the front.
- Kitchen with a good range of wall and base units and giving access to the side of the property. Separate utility room.
- On the lower level there are three spacious bedrooms (1 with en-suite shower room).
- Upper conversion with two exceptionally large bedrooms with beautiful natural light.
- Four piece family bathroom on the lower level and a large modern shower room on the upper level.
- Single garage to the side of the house.
- Easily maintained gardens to the front and rear giving a safe space for any children and pets.
- Following from the hallway is a useful sun lounge which could make an ideal childs play area/study/relaxation area.
- Tastefully presented throughout, gas central heating and double glazing.







Colinton

The picturesque conservation village of Colinton is close by and offers an array of local services including a Co-op, health centre and pharmacy, specialty shops, a library, pubs, and restaurants. There are several larger supermarkets and retail outlets within a short drive. The area is perfect for outdoor enthusiasts with the Pentland Hills Regional Park and Bonaly Country Park close by. Leisurely walks or cycles can be enjoyed in the tranquil Colinton Dell or along the Water of Leith walkway. Leisure facilities are abundant and include tennis and bowling clubs in the village, a tennis and sports centre at Craiglockhart, and several golf clubs. The property is well placed for access to Heriot Watt and Napier Universities and schooling is well catered for from nursery to senior level in both the public and private sectors. Edinburgh City Bypass is close by for access to the motorway network and Edinburgh Airport there are several bus services from Colinton to the city centre and surrounding areas.

Extras

Included in the sale are all window coverings, light fittings and white goods. Other items of furniture may be considered for purchase by separate negotiation.





Get in touch

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CHARTERED FIRM

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.

