





## Location

This four bedroomed, semi-detached house is situated in Colinton, one of Edinburgh's most popular and sought after residential areas and lies just southwest of the city centre.

The property is close to the picturesque village of Colinton where you can find many local services and shops including a Co-op, health centre and pharmacy as well as pubs and restaurants and supermarket shopping. A more extensive selection of shops are within a short drive at Straiton Retail Park and The Gyle Shopping centre.

The area has a number of excellent recreational amenities including Bonaly Country Park, Spylaw Park, a tennis and sports centre at Craiglockhart, tennis and bowling clubs in Colinton village, the Pentland Hills Regional Park, various golf clubs and library. Running through the village is the Water of Leith Walkway leading to the city centre.

Heriot-Watt and Napier Universities are nearby and there are a number of highly respected schools available in the area from nursery to senior level in both the public and private sectors.

The property is well positioned for transport links to the city bypass, motorway network and Edinburgh Airport with regular bus services serving all areas of the city.

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.







## Accommodation

### Ground floor

- Entrance hallway
- Living room
- Family room
- Large kitchen/dining room with built in hob and ovens: these items are believed to be in good working order though their condition is not warranted
- Utility room
- Cloak room with WC and wash basin

### First floor

- Principal bedroom with dressing room and en-suite shower room
- 3 further bedrooms
- Family bathroom with bath, separate shower cubicle, WC and washbasin

### Extra features

- Gas central heating
- Double glazing
- Garage & driveway
- Gardens to front and rear
- Charles White factoring for communal/garden areas is £112.61/year (plus one off £50 deposit)



## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

# ALLINGHAM&CO

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

