





## Location

This 4 bedroomed, detached bungalow is situated just uphill of the picturesque conservation village of Colinton, one of Edinburgh's most popular and sought after residential areas and lies just southwest of the city centre.

The charming village offers an array of local services including a Co-op, health centre and pharmacy, speciality shops, a library, pubs and restaurants. There are a number of supermarkets close by and more extensive selection of shops are within a short drive at Edinburgh West Retail Park, 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 vestibule

Entrance hallway

Living room with bay window and gas fire

Kitchen/dining room with built hob and oven, dishwasher, fridge/freezer, tumble drier and washing machine: these items are believed to be in good working order though their condition is not warranted

2 bedrooms

Bathroom with bath, separate shower, wash basin & WC

### First floor

2 bedrooms with built in storage

Shower room with WC and wash basin

### Extra features

- Double glazing
- Gas central heating
- Garage and driveway
- Gardens to front, side and rear

### 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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## ALLINGHAM & CO OFFICES

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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

