



23 Hailes Grove

Colinton, Edinburgh, EH13 0NE

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Occupying the first and second floors, this main-door double-upper flat is a deceptively large four/five-bedroom home, with stylish interiors finished to high standards throughout. It offers bright and spacious rooms, as well as excellent versatility and generous built-in storage. Furthermore, it has two bathrooms, a private balcony, and a wonderful private garden. Set on a no-through road, the property also has a highly desirable location in leafy green Colinton.

Reached via a small flight of steps, the home's private front door opens to stairs leading up to the first-floor hall, which instantly establishes the interior's impeccable standards. In the living room, chic feature wall paper creates an eye-catching aesthetic that is sophisticated and inviting. The room is generously proportioned, and brightly illuminated by a bay window and kept cosy by a wall-mounted fireplace with a realistic living flame. From here, a glazed door opens out to a private balcony that is sheltered – perfect for morning coffee with a sunrise. A spacious dining room provides a second reception area, enjoying sumptuous blue décor and white detailing divided by a picture rail. It provides two built-in cupboards and the versatility to be used as a fifth bedroom, if required. Meanwhile, the breakfasting kitchen accommodates another table and chairs. It has a generous range of cabinets in sage green, along with solid granite worksurfaces. It houses a Belfast sink, an integrated fridge/freezer, dishwasher, washing machine, and microwave, and an Aga range cooker.

Features

- Spacious and stylish double-upper flat
- Desirable location in popular Colinton
- Private main-door entrance
- Central hall with inviting décor
- Living room with bay window and fireplace
- Private balcony that is sheltered
- Well-appointed breakfasting kitchen
- Dining room with storage/fifth bedroom
- Three double bedrooms with wardrobes
- Versatile fourth bedroom with wardrobe
- 3pc bathroom with double-ended bath
- Contemporary shower room with 3pc suite
- Private landscaped rear garden
- Unrestricted on-street parking
- Gas central heating via new boiler
- Double-glazed windows throughout
- EPC Rating - D





“Spacious and stylish double-upper flat, a dining room with storage/fifth bedroom, three double bedrooms with wardrobes and a versatile fourth bedroom with wardrobe”







The four bedrooms are divided equally between the first and second floors. They are comprised of three spacious doubles with built-in wardrobes and a versatile single (with a built-in wardrobe) that is currently organised as a private office. All four rooms maintain the keen eye for detail, including the large principal bedroom which has elegant styling, a picture rail, and a focal-point fireplace. Serving the bedrooms is a quality first-floor bathroom, with a double-ended bathtub, and a contemporary second-floor shower room. The property has gas central heating, via a new boiler installed last year (still with a 7-year service guarantee) and double glazing throughout.

Outside, the home has a fully-enclosed rear garden that is beautifully landscaped, incorporating a charming decked area, a neat lawn, and a magical section, framed by mature and colourful plants. Parking in the area is on street and unrestricted.

Extras: all fitted floor and window coverings (except living room curtains), light fittings, integrated appliances, and an Aga cooker to be included in the sale.

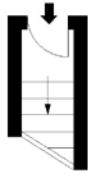
Colinton, Edinburgh

Situated just over four miles southwest of the city centre, the exclusive residential suburb of Colinton is renowned for its quaint village ambience and tranquil setting on the banks of the picturesque Water of Leith. The historic village, which has been lovingly preserved over the years, is characterised by its romantic country lanes and stunning period architecture. Colinton Village is home to a raft of independent retailers and local businesses, including restaurants, pubs and a post office. In addition to supermarkets nearby, the bustling high streets of neighbouring Morningside and Bruntsfield also offer excellent local amenities. Colinton is cherished for its close proximity to nature: the enchanting woodland of Colinton Dell provides a natural habitat for diverse animals and plant-life and hosts several sites of historical interest, while the majestic Pentland Hills are just a short drive away. Colinton is served by an excellent range of schools and the area is also extremely well placed for some of the capital's finest independent schools, namely Merchiston Castle School, which is located just outside the village. Thanks to its location southwest of the city centre, Colinton enjoys convenient links to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks. Excellent public transport services and extensive cycle paths also provide swift and easy access to the city centre.

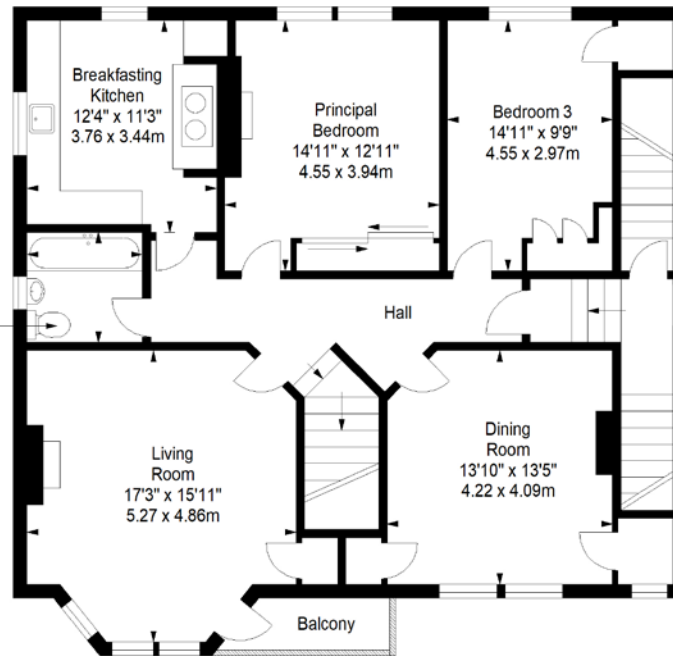


Floorplan

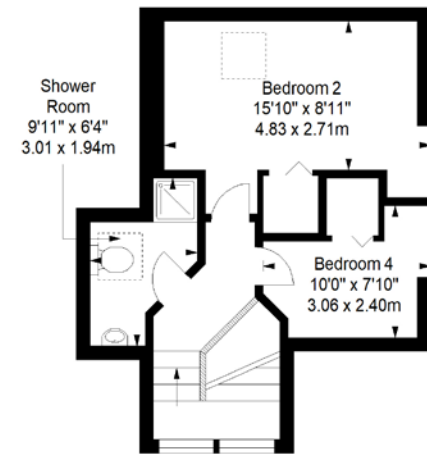
Ground Floor
Approx. 2.1 sq. metres (22.6 sq. feet)



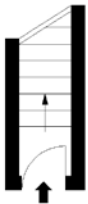
First Floor
Approx. 123.2 sq. metres (1326.1 sq. feet)



Second Floor
Approx. 34.6 sq. metres (372.4 sq. feet)



Ground Floor
Approx. 2.7 sq. metres (29.1 sq. feet)



Total area: approx. 162.6 sq. metres (1750.2 sq. feet)

20-22 Torphichen Street, Edinburgh, EH3 8JB
0131 337 7771
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