



Colinton Mains

34 Colinton Mains Terrace
EH13 9AS



Lower Flat

OFFERS OVER £185,000

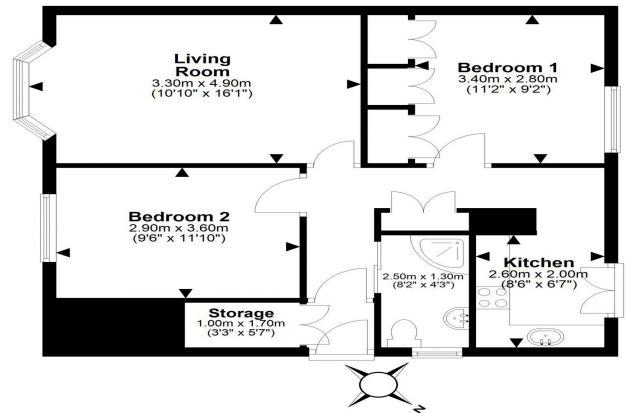
- Entrance vestibule
- Hallway
- Livingroom
- Kitchen
- 2 double bedrooms
- Shower room
- White meter electric heating
- Double glazing
- Private front and rear gardens
- Shared drying green
- Unrestricted on street parking
- Freshly decorated

Please call Solicitors to arrange a viewing









This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

This lower villa is situated within the sought after residential location of Colinton Mains. The property is close to good amenities including a Tesco Superstore, easy distance of the local primary and secondary schools and within easy reach of the City Bypass and Edinburgh International Airport. An excellent public transport service travels to the City Centre and surrounding areas of Edinburgh. Leisure facilities include golf courses, a fitness club, indoor and outdoor tennis and enjoyable walks over the nearby Pentland Hills.

The property enters from the side of the building and opens to an entrance vestibule with laminate flooring and handy under stair cupboard also housing the meters. The hallway also with laminate flooring gives access to all the rooms off. To the front of the property the bright livingroom offers a shallow bay window which features a fireplace with living flame effect electric fire and coving. A rear hallway off the entrance hall with shallow shelved cupboard gives access to the kitchen at the rear. The kitchen has French doors allowing direct access to the private rear garden. There is a good range of wall and base unit with complimentary work surfaces extending to the splashback areas, stainless steel gas hob, electric eye level oven, integrated fridge and dishwasher along with the microwave all included in the sale. There are two bedrooms with the first double bedroom to the rear with extensive built-in wardrobes and storage and double built-in drawer unit included. The second bedroom is a good sized second room situated to the front of the property. Completing this property is a tiled shower room to the side with 3-piece white suite with Triton T80 electric instant shower, wash hand basin within a vanity unit and W.C.

The front garden has been mostly paved for ease of maintenance with chipped areas, shrubs and raised planters.

The minimal maintenance rear garden again is mostly paved with shrubs, raised planters, electric double socket, tap and garden hose The garden hut, garden bench, table and garden chairs all included. A gate gives access to the shared drying green.

What's included...

All carpets, window blinds and curtains along with the white goods in the kitchen and garden are included in the sale. Please note- other items can be available by separate negotiation.

OFFERS

Offers Over £185,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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