

D.J.ALEXANDER



46 Spylaw Street  
Edinburgh | EH13 0JT





## Property Overview

- Entrance hall
- Sitting room
- Kitchen/dining room
- Three bedrooms
- Family bathroom
- Separate WC
- Gas central heating
- Double glazing
- Private rear garden
- Garden room
- External storage cupboard

## Description

This is a delightful traditional double upper three bedroom villa with its own private main door entrance, quietly located in popular residential area of Colinton, south of Edinburgh city centre. Making an ideal family home, its spacious and neutrally decorated accommodation comprises: entrance hall; sitting room with feature fireplace; dining kitchen with a range of wall and base units, tiled splashback, feature fireplace; clothes pulley and ample space for a formal dining; three bedrooms, two of which has skylights; family bathroom with three-piece white suite with shower over the bathroom and; separate WC which completes the accommodation. The property has the benefit of gas central heating, double glazing, private enclosed rear garden, garden room and external storage cupboard which add to the appeal of the property.



**Extras:** All fitted flooring, window coverings and integrated appliances are included in the sale. No warranties or guarantees will be provided.





## Location

The popular residential area of Colinton is approximately six miles south of Edinburgh's city centre and offers a good selection of amenities including restaurants, bars, a bank, post office, some local shops and a convenience store. Supermarket shopping is provided by Tesco in Colinton Mains and Morrisons off Colinton Road. There are a good number of golf courses in the immediate and wider area together with recreation and exercise being provided at nearby Spylaw Park, woodland walks/cycle paths at Colinton Dell and Hillend Country Park, incorporating the Snowsports Centre. There are several schools, including George Watson's and departments of Edinburgh, Napier and Heriot Watt University all within comfortable driving distance.



## Viewings

By appointment with DJ Alexander, 1 Wemyss Place, EH3 6DH

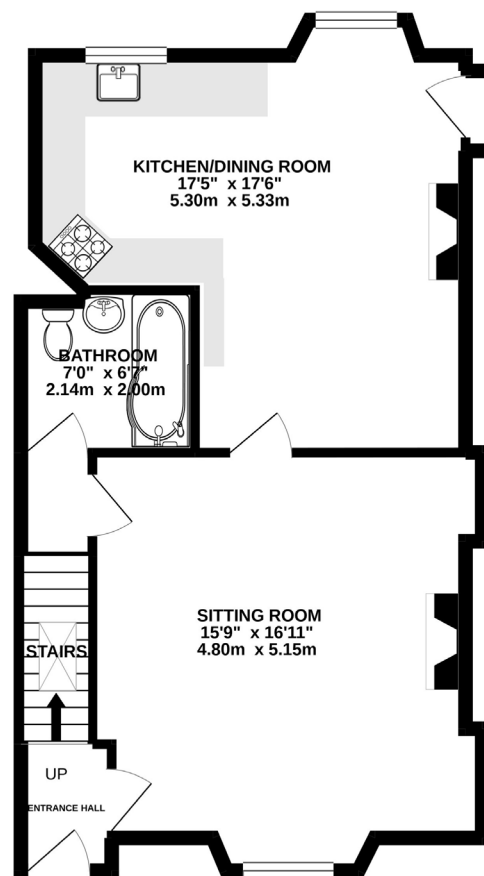
Telephone: 0131 652 7313

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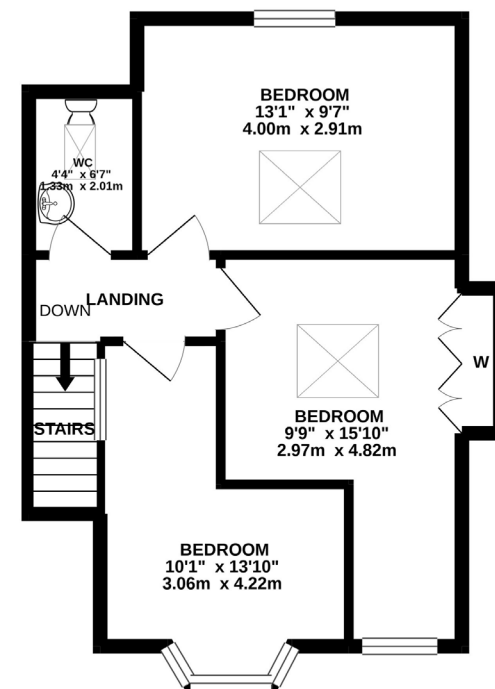
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1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



2ND FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



### Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.

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TOTAL FLOOR AREA : 1009 sq.ft. (93.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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