



220 Colinton Mains Road

Colinton Mains, Edinburgh, EH13 9BU



VMH ESTATE AGENTS



Spacious 3 bedroom double upper villa within the popular Colinton Mains area.

- Sitting/dining room
- Fitted kitchen
- 3 double bedrooms
- Bathroom
- Attic storage access off the hall
- Spacious rear garden
- Communal drying green
- Driveway & garage
- Gas central heating & double glazing
- Well presented, move-in condition
- Excellent location close to amenities



Offers Over: £240,000

EPC Rating: D

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

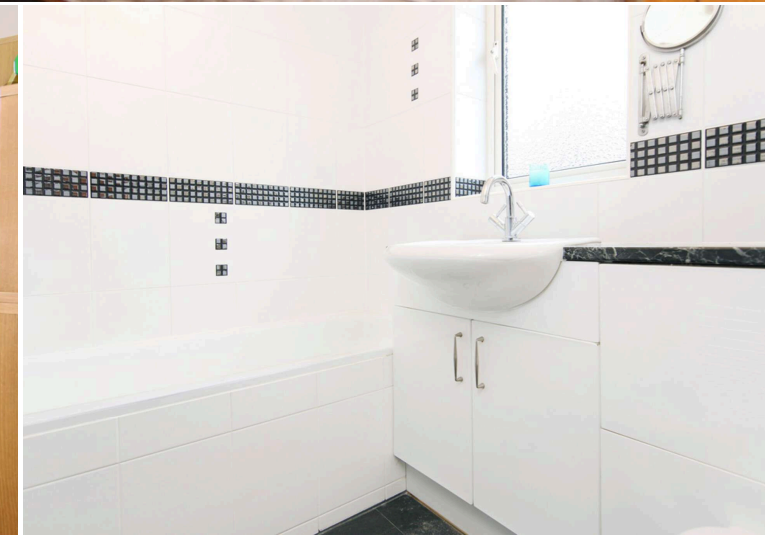
Situation in the popular Colinton Mains area, this 3 bedroom double upper villa offers a wealth of space, ideal for a young professional couple or a growing family.

Internally the property is well presented throughout and is in move-in condition. There is excellent storage, including attic space which is accessed from the hall.

A driveway and single car garage can be found to the side of the property, as well as a private rear garden and shared drying green.

Extras

To include all fitted floor covering, curtains and blinds, cooker, washing machine, fridge and freezer.





Location

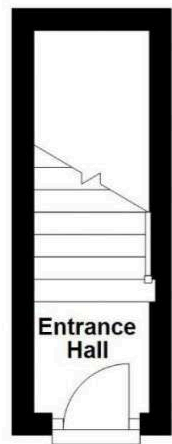
Colinton Mains is a quiet residential area within a few miles of the city centre. There are good local amenities including a Tesco superstore and the Gyle Shopping Centre is a short drive away offering a wide range of high street stores. Nearby leisure facilities include golf courses, Craiglockhart sports centre, Hillend ski slope and the many walks in the foothills of the Pentland Hills. Colinton Mains is well served for both primary and secondary schools. Its proximity to the city bypass makes it ideal for the commuter with easy access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh and the Forth Road Bridge. There is also a regular bus service to and from the city centre.



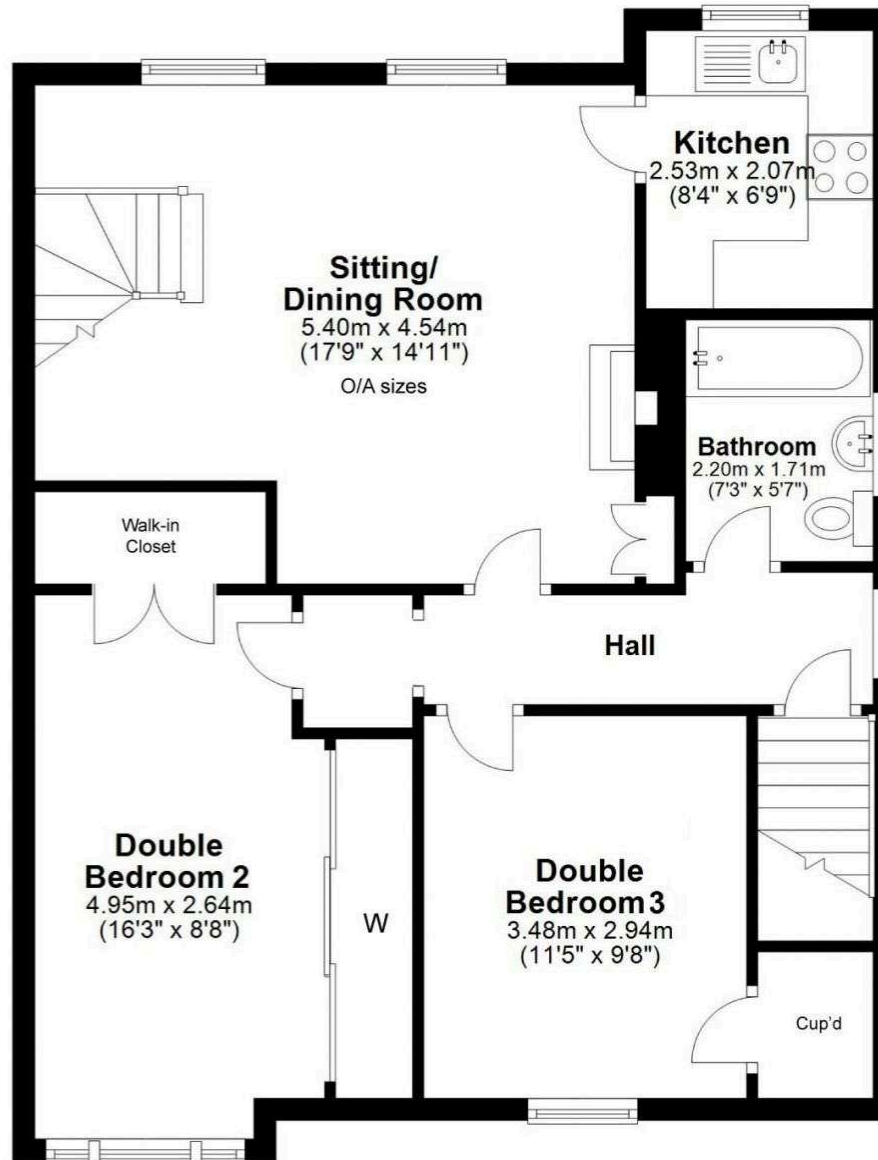
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Edinburgh
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Total Area: 104.4 m² ... 1123.9 ft²

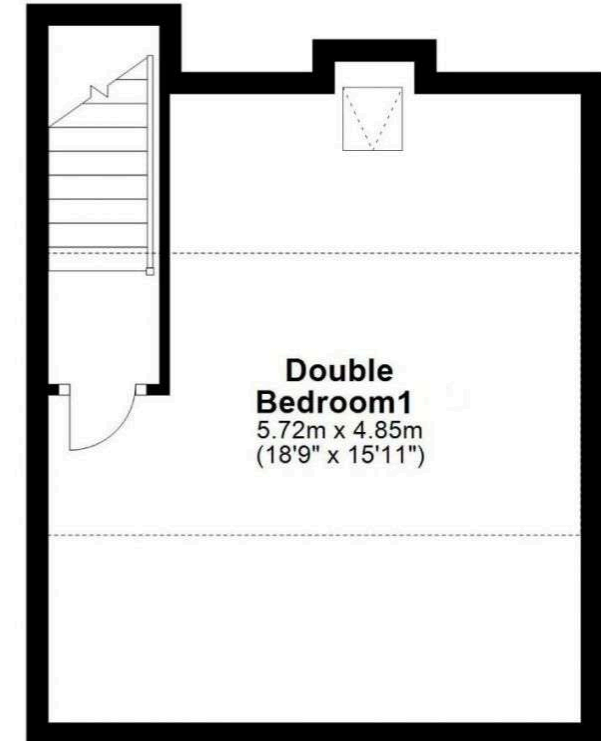
All measurements are approximate and for display purposes only



Ground Floor



First Floor



Second Floor



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VMH SOLICITORS

More is our middle name.

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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.