



# 33 Colinton Mains Road

Colinton Mains, Edinburgh, EH13 9AP



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## Lovely 2 bedroom main door lower flat with private gardens to the front & rear

- Sitting/dining room
- Kitchen
- 2 double bedrooms - built in wardrobes
- Bathroom
- Popular & convenient location
- Private gardens to the front & rear
- On street parking
- Gas central heating & double glazing



**Offers Over: £185,000**

**EPC Rating: D**

**Council Tax: C**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

Located in the popular and convenient residential area of Colinton Mains, this appealing 2 bedroom main door lower villa benefits from beautifully maintained private gardens to the front and rear.

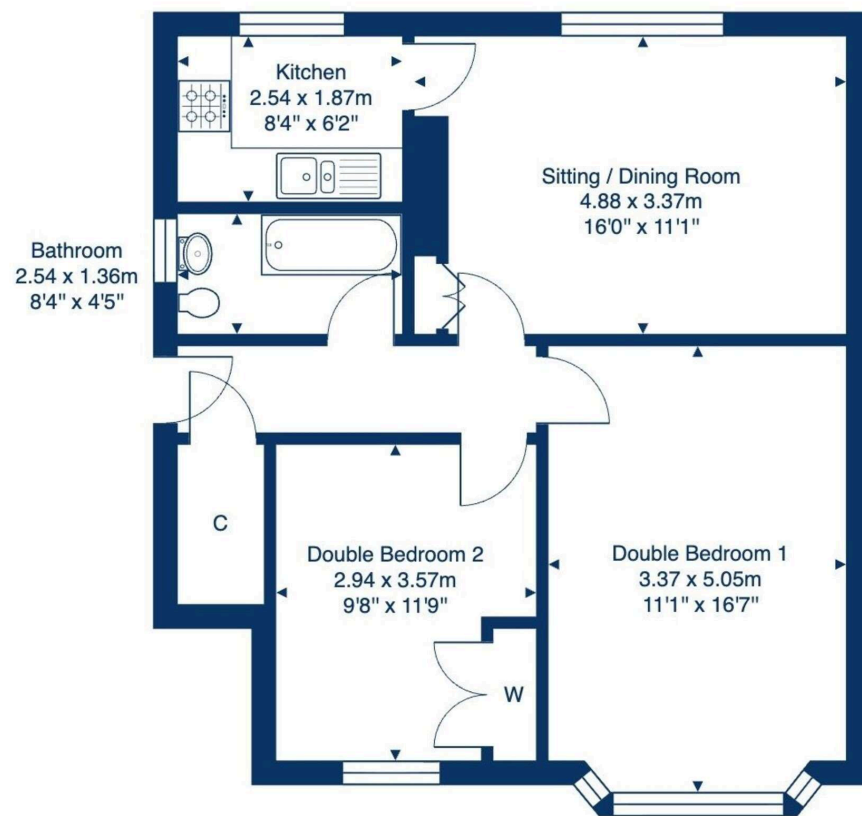
The interior of the property offers bright and well proportioned accommodation throughout. The property would benefit from a degree of upgrading and modernisation but offers great potential.

## Extras

All fitted floor coverings, light fittings, curtains, curtain poles, blinds, hob, oven, extractor hood, fridge and washing machine are included in the sale price. The two garden sheds in the rear garden are also included in the sale price.



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**Ground Floor**

Total Area: 60.8 m<sup>2</sup> ... 654 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

## Location

Offering views of the rugged Pentland Hills, the popular suburb of Colinton Mains promises a quiet, leafy setting just six miles south of Edinburgh City Centre. The area is well-served by local amenities including convenience stores, a pharmacy, a medical centre and a post office, as well as a Tesco superstore within close walking distance. Colinton Mains also lies conveniently close to the bustling, cosmopolitan area of Morningside, hosting numerous cafés, independent shops, fashionable eateries and a Waitrose supermarket. There are many pleasant walks and cycle paths close by and Swanston Golf Club and Bonaly Country Park are within easy reach. The property is ideally situated for commuting with easy access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh and the Queensferry Crossing. There are also regular bus services to and from the city centre and excellent schools in both the state and private sectors in nearby areas.



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