



44 Bridge Road

Colinton, EH13 0LQ



44 Bridge Road

Colinton, EH13 0LQ

Welcome to 44 Bridge Road, located in Colinton's iconic historic centre. This incredibly spacious (188sqm), extended, two bedroom semi-detached home is split over two levels and offers ample space for a growing family. While the property requires renovation, it presents a fantastic opportunity to create a bespoke home in a highly desirable location.

The main entrance is on the upper level, accessed via a pathway next to the Post Office, and it leads to the kitchen and dining room, both of which are flooded with light thanks to their many windows and skylights. Patio doors in the dining room open onto a decked balcony with west-facing views across Colinton.

Downstairs, beyond the double height hall, is the sitting room overlooking the rear garden/driveway, which is also accessible from a door in the main hall. A side hallway leads to a small section of secluded outdoor space, offering privacy. Continuing through the home, there are two spacious double bedrooms, one with en suite shower room, and a family bathroom with a four piece suite. On this level is also a family WC, a store room and a utility room.

Further benefits include gas central heating, either secondary or double glazing throughout (partially replaced under five years ago), a large rear garden/driveway with space for several cars, a tandem garage, and fantastic storage.

Thanks to its creative layout and off-street position, this home offers fantastic potential for anyone looking for an original home in a fantastic spot.

Property features

- Gorgeous views
- Large balcony
- Driveway
- Tandem garage
- Gas central heating
- Double glazing / secondary glazing throughout
- Incredible potential
- Partially C-listed









Location

Colinton is one of Edinburgh's most sought-after residential areas, nestled in the southwest of the city beneath the scenic Pentland Hills. The area has retained much of its charming village character and offers a great selection of local shops, restaurants, and bars. Residents also benefit from a health centre, churches, and nearby supermarket facilities at Tesco and Morrisons. Excellent transport links via the city bypass provide easy access to retail parks on the city's outskirts.

Outdoor enthusiasts will enjoy the many picturesque walks and cycle routes in the Pentland Hills and along the Water of Leith. Colinton is ideally positioned for commuting, with convenient access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, the University of Edinburgh, and the Queensferry Crossing. Regular bus services also connect the area to the city centre.

Bridge Road,
Edinburgh,
Midlothian, EH13 0LQ



Approx. Gross Internal Area
2026 Sq Ft - 188.22 Sq M
Garage
Approx. Gross Internal Area
205 Sq Ft - 19.04 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Extras

Please note: part of the property is C-listed. Further information is available from Historic Environment Scotland.

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and freestanding appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services. The property is being sold as seen.

Council tax band G

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906800

AS Anderson Strathern

residential@andersonstrathern.co.uk