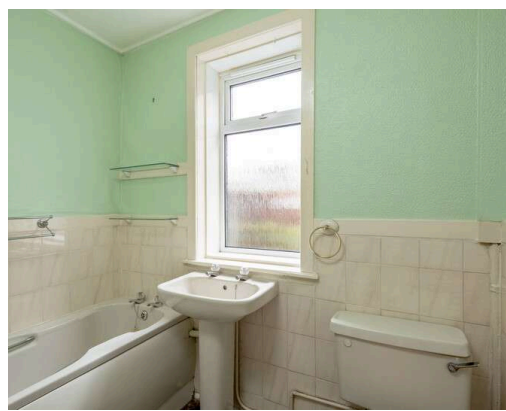




346 Colinton Mains Road  
Edinburgh, EH13 9BS

- Hall
- Living room
- Kitchen
- Three bedrooms
- Bathroom
- Gas CH & DG
- Private gardens
- EPC: D
- Council tax band: D





346 Colinton Mains Road is a well-proportioned three bedroom lower villa forming part of a traditional block of four similar properties and located in the established Colinton Mains area of Edinburgh. Situated to the front of the property there is a good sized front garden and to the rear there is private area of garden with lawn and garden shed. The property is now in need of complete modernisation but provides an excellent opportunity for those seeking a good sized traditional home.

The accommodation comprises: Hall with storage cupboard, living room with window overlooking rear garden, kitchen with door leading to rear, bedroom one with oriel window to front, bedroom two with fitted wardrobes and window to front, bedroom three with window to rear and bathroom with three piece suite. To the front and directly to the rear of the property there is a

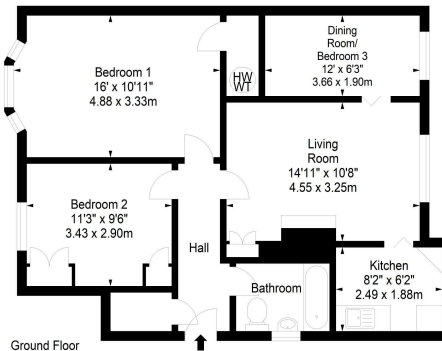
good sized area of private garden.

Colinton Mains is a quiet, leafy setting just six miles south of Edinburgh City Centre and is an area well-served by local amenities which include convenience stores, a pharmacy, a medical centre and a post office, as well as a Tesco superstore. The lovely open space of Colinton Mains Park provides a delightful space for outdoor recreation in the immediate vicinity, whilst the Pentland Hills National Park and Hillend Snowsports Centre also offer a multitude of exhilarating activities close by. Excellent local schooling options are available, whilst many of the capital's prestigious independent schools are also within easy reach. Colinton Mains not only enjoys excellent public transport services into the city centre, but also allows swift access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.

Colinton Mains Road,  
Edinburgh,  
Midlothian, EH13 9BS



Approx. Gross Internal Area  
741 Sq Ft - 68.84 Sq M  
For identification only. Not to scale.  
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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