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8D West Mill Road
Edinburgh, EH13 0NX
Offers Over £405,000

Immaculately presented accommodation over two floors
Spacious living room with private balcony
Modern fitted kitchen with integrated appliances
Three bedrooms of good size, with a further single bedroom/study
Three bathrooms
Ample storage
Double Glazing
Gas Central Heating
EPC: C
Council Tax Band: G

A generously proportioned three/four bedroom maisonette nestled away in a peaceful and picturesque setting within an attractive modern development on the banks of The Water of Leith and minutes from Colinton Village. This handsome property offers spacious and versatile family accommodation over two floors and is in move-in condition. The property has been tastefully modernised and benefits from well-finished bright interiors, ample storage, a south-facing front patio, an elevated balcony, a communal garden and an allocated parking space.

The property comprises; Welcoming entrance hallway with modern wood flooring and two generously deep storage cupboards. Front facing study that could also be used as a single bedroom or nursery. Spacious living/dining room with French doors opening up to elegant timber-decked balcony. Modern Fitted Kitchen with base and wall-mounted units with attractive wooden-effect worktops, and integrated double oven, microwave, washing machine, dish washer, fridge freezer, ceramic hobs and cooker hood. WC room with wash basin. A carpeted staircase leads to the landing which provides further storage and airing cupboards. Generously proportioned master bedroom with large casement windows that provide wonderful leafy views and fill the room with natural light, two built in wardrobes, access to loft for further storage, and en suite shower room. Two further bedrooms of good size, one of which hosts a built-in wardrobe. Contemporary family three-piece bathroom suite with dual shower over bath including a rainfall shower.

Outside, the property comprises; Attractive south-facing patio space, beautifully maintained shared gardens with seated areas and an allocated parking space to the rear as well as ample on-street parking.

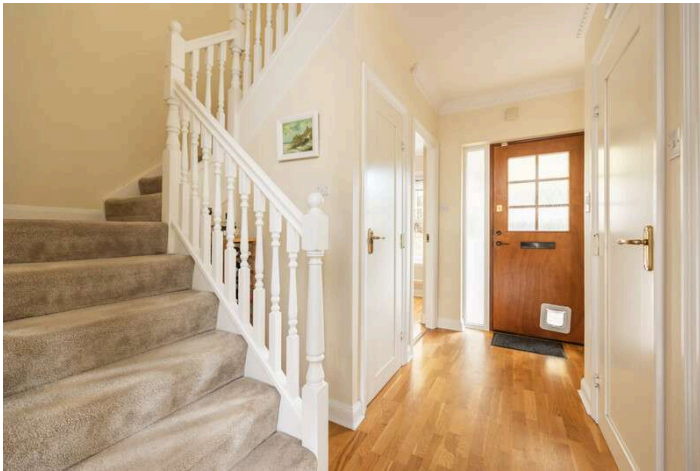
A residential location, Colinton lies approximately five miles south-west of Edinburgh City Centre. West Mill Road, a ten-minute walk from the conservation area that is Colinton Village, enjoys a semi-rural feel opposite the picturesque Water of Leith. A variety of additional scenic open green spaces are nearby including Campbell Park, Spylaw Park, and Bonaly Country Park. Kingsknowe Golf Club is in easy reach as is Craiglockhart Leisure and Tennis Centre, and Midlothian Snowsports Centre. Colinton Village houses a popular bowling club and tennis club. Local shopping is well-catered for with a Co-op, pharmacy, health centre, and library in the village, and a Tesco Superstore is within easy reach. The nearby Gyle Shopping Centre houses a Morrisons supermarket and a Marks and Spencer. It is a perfect location for both Heriot Watt and Napier Universities, as well as Edinburgh Park and Hermiston Gait. Schooling includes Bonaly Primary School and Firrhill High School with private options such as Merchiston Castle School and George Watson's College nearby. Regular bus services take you to the City Centre and surrounding areas, and there is quick access to the City Bypass, motorway network, and Edinburgh International Airport.







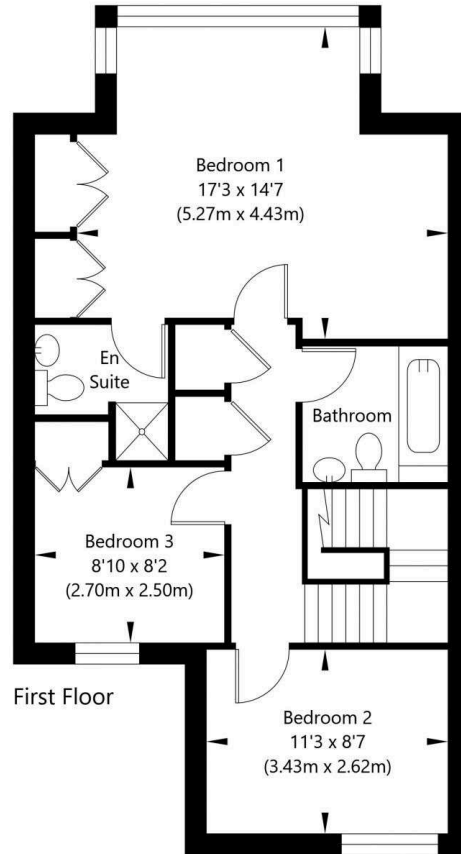
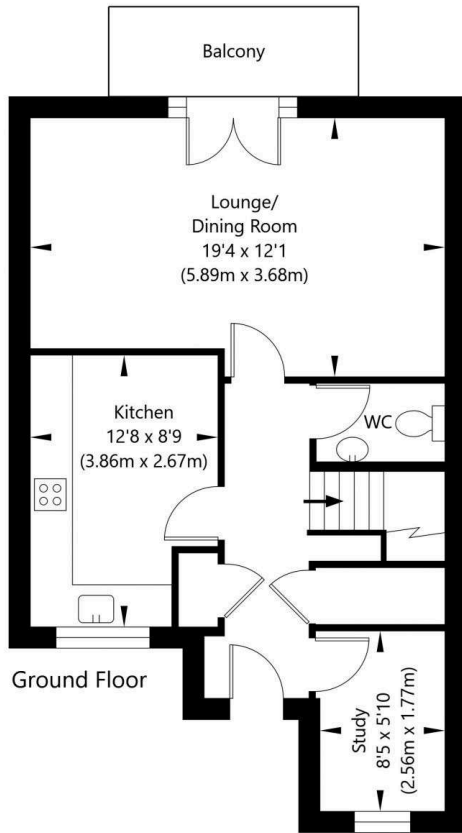








Approx. Internal Area 105.78 Sq M / 1139 Sq Ft.
Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
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