





STURROCK ARMSTRONG & THOMSON  
SOLICITORS & ESTATE AGENTS



28 Scald Law Drive  
Edinburgh, EH13 0FE

Hallway  
Lounge  
Open-Plan Dining/Kitchen  
Utility Room  
Downstairs WC Room  
Landing with access to Attic  
5 Double Bedrooms  
3 Bathrooms  
Double Glazing & 8mm Windows to the Rear  
Gas Central Heating  
Double Garage & Double Driveway  
Factored by Hacking & Paterson - Approx. £51 per quarter  
EPC: B  
Council Tax Band: G

An immaculately presented, bright and well-proportioned modern home, located on a pretty, exclusive modern development within sight of the Pentland Hills in highly sought after Colinton. The property is beautifully finished and offers extremely impressive and engaging accommodation throughout, with modern fixtures and fittings, private front and rear gardens, a double garage and private driveway to create a delightful home. Lovely woodland walks are close by, provided by the neighbouring Dreghorn Woods, along Donald's Well and Bonaly Burn.

The property opens onto a welcoming and spacious hallway, which in turn opens onto the lovely sitting room which has leafy views to the front of the property. The bright and airy dining kitchen is fitted with stylish modern wall and base mounted cabinetry and premium integrated appliances which comprise; induction hob, electric double oven, extractor hood, fridge, freezer, and dishwasher. The dining area benefits from a generous storage cupboard, and the kitchen opens into the utility room which hosts further storage, a washing machine, tumble dryer and a WC room.

On the first floor there are five beautiful double bedrooms; the primary bedroom is generously-proportioned, allowing for a king-size bed and free-standing furniture, and also benefits from an attractive Juliet balcony, a sizeable walk-in wardrobe and a modern en-suite wet room with a dual shower, including a gravity shower. The secondary bedroom also benefits from an en-suite shower room and large built-in wardrobe, while the third and fourth bedrooms have lovely south facing views toward the Pentland Hills. The bright single bedroom can also be used as an ideal nursery, playroom or home office. Finishing the upstairs is a contemporary bathroom with sleek tiling with underfloor-heating and a white bathroom suite comprising bath, walk-in dual shower (including a gravity shower), WC and double sink vanity unit.

The attic space overhead is accessed from the landing. Heating and hot water are provided by gas central heating, whilst the windows are double glazed, with 8mm thick windows to the rear to ensure comfortable and peaceful living environment.

The home has tidy, well maintained private front and rear gardens. The fully enclosed south-facing rear garden is easily maintained and hosts a decking area which is a lovely space to capture the sun. A double garage provides secure storage/parking, while a double driveway offers further off-street parking. Unrestricted parking is also available on the street outside.

Colinton is perfect for those seeking a peaceful, suburban lifestyle whilst still living within easy reach of the city. It is a picturesque residential area located in the south-west of Edinburgh, nestled at the foot of the Pentland Hills. The high street offers a range of amenities, including independent shops, a small supermarket, cafes, restaurants and several popular pubs. The area is characterised by wide, tree lined streets lined by traditional houses and bungalows. The Pentland Hills and Water of Leith are both on the doorstep making it an ideal location to enjoy outdoor activities such as cycling, walking, and running. Colinton has a friendly and close-knit community, with a mix of young families, working professionals and retirees. Colinton has a mix of highly-regarded schools in both the public and private sector. Regular bus services offer swift access to Edinburgh's cultural and commercial districts and the City Bypass, M8 and M9 are easily accessible.

















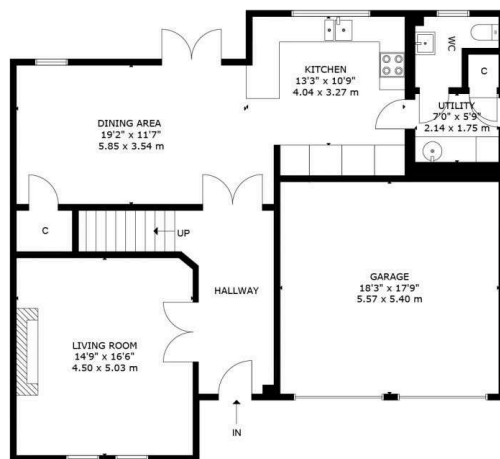




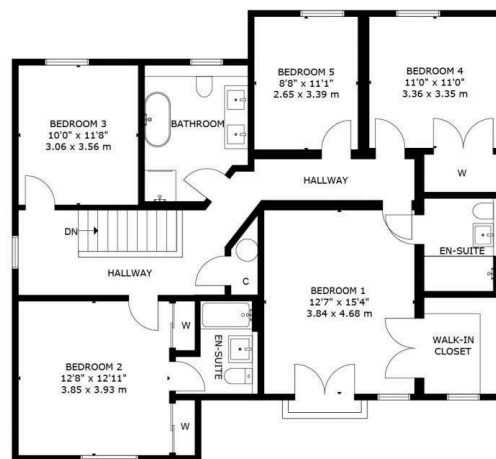








GROUND FLOOR



FIRST FLOOR

28 SCALD LAW DRIVE, EH13 0FE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,178 SQ FT / 202 SQ M  
 GARAGE 324 SQ FT / 30 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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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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