





STURROCK ARMSTRONG & THOMSON  
SOLICITORS & ESTATE AGENTS



20a Bridge Road  
Colinton, Edinburgh, EH13 0LQ

Entrance hall with under stair cupboard  
Charming living room/dining room with picturesque views  
Balcony with open aspect over garden towards Colinton Dell  
Cottage style breakfasting kitchen with integrated appliances  
Double bedroom one with Juliet balcony set on first floor with rear aspect  
Double bedroom two set on ground floor flat with rear aspect  
Bathroom  
Excellent storage  
Gas central heating  
Partial Double glazing  
Shared rear garden area  
EPC: D  
Council tax band: C

20a Bridge Road, Colinton Village forms a unique cottage style duplex positioned over three floors and quietly situated at the foot of a short vennel in the heart of the idyllic Colinton Village. This charming and truly quaint property has been carefully designed to create a home of real character with a delightful and leafy backdrop towards Colinton Dell. In immaculate order throughout this spacious and well-proportioned home offers a rare opportunity for those seeking something a little bit different. The property has all the benefits of modern living with full gas central heating and partial double glazing ensuring a comfortable and ambient living environment. The quaint cottage style breakfasting kitchen has a modern range of base and wall mounted units with integrated units and excellent storage facilities. Of particular note is the living room/dining room which has broad sliding doors leading on to a private balcony with the most delightful leafy outlook over the shared garden and beyond. Viewing of this beautiful property is highly recommended.

The accommodation comprises: Entrance hall with under stair storage cupboard. Spacious living room/dining room with storage cupboard, broad sliding doors leading to private balcony with open aspect to the rear towards Colinton Dell. Breakfasting kitchen with modern base and wall mounted units incorporating electric hob and oven with cooker hood. Double bedroom one situated on the upper floor with window to rear and separate Juliet balcony and lovely views and good sized storage cupboard. Second double bedroom situated on the ground floor with picturesque views and bathroom with three piece white suite with shower over bath. To the rear there is a shared garden area with lawn and surrounded by established shrubs.

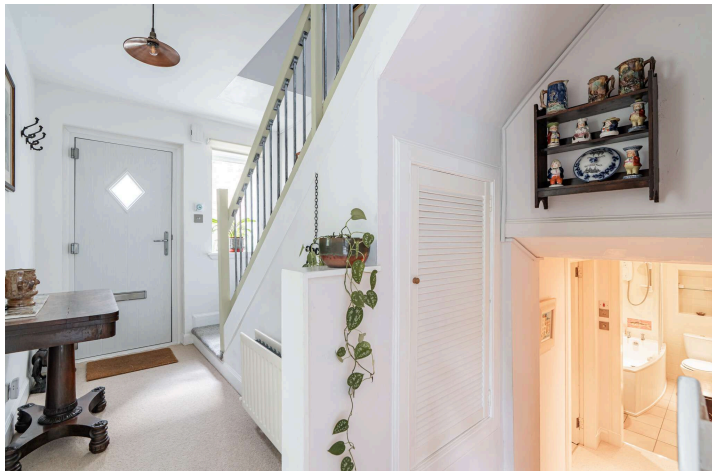
Bridge Road is located in the heart of the historic village of Colinton which is one of Edinburgh's most sought after residential locations. One notable figure with connections to the village was Robert Louis Stevenson who spent the summers of his childhood at the manse when his grandfather was the village's Parish Minister. This charming location is situated to the south west of the city at the foot of the Pentland Hills and is a thriving community with a broad range of local amenities and activities. There are a good selection of local shops, a Co-op, health centre, pharmacy and post office as well as good restaurants with further facilities nearby including a Tesco and Morrisons Supermarkets. Colinton has an excellent library which is well used by local residents. The Water of Leith, Spylaw Park, Bonaly and the Pentland Hills are all within good walking distance and offer many pleasant recreational pursuits for walkers and cyclists. There are also good golf courses and easy access to Hillend Ski-slope. Edinburgh City By-pass is only a short distance away and provides links to the main motorway network, Edinburgh Airport, East Lothian and the Borders. There is also an excellent local public transport services which operates to and from the city centre and to surrounding areas.























Approx. Gross Internal Floor Area 71.92 Sq M / 775 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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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