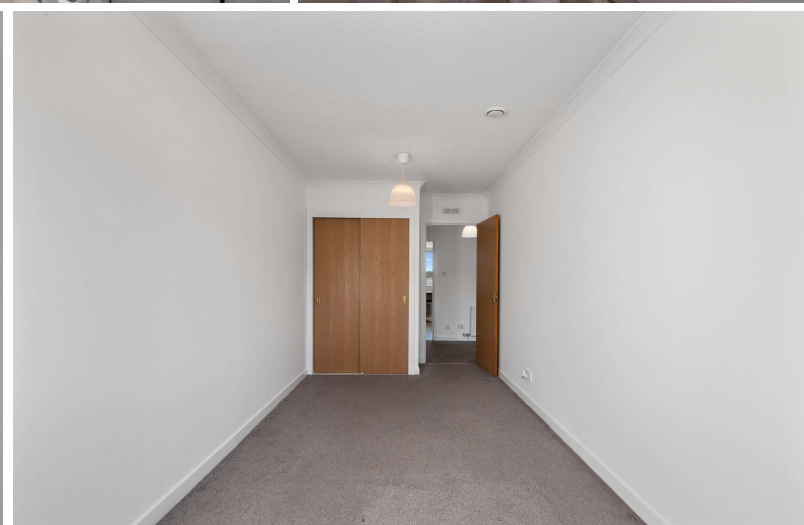
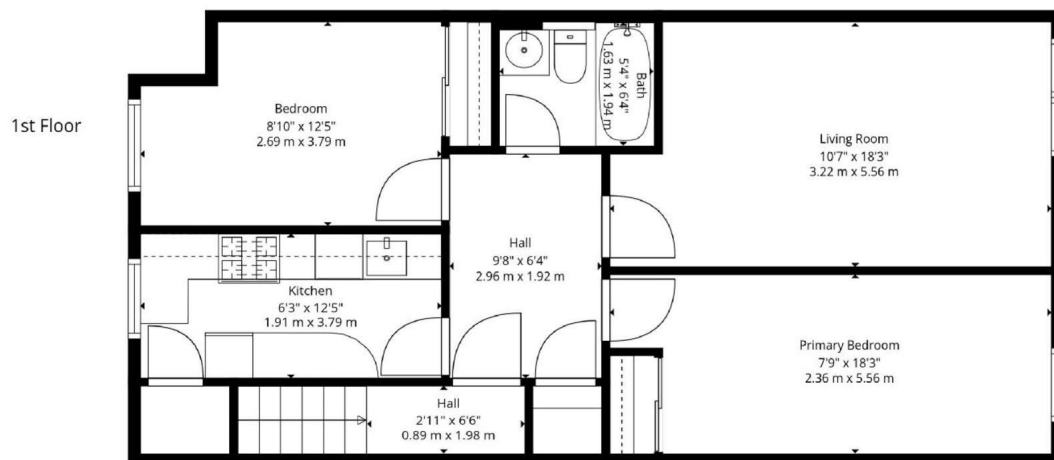
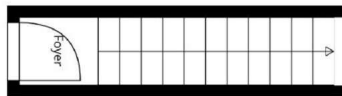




317 Colinton Mains Drive  
Edinburgh, EH13 9AZ

- Bright two-bedroom first -floor flat with private main door
- No onwards chain; ideal for first time buyers or investors
- Neutral décor throughout
- Includes designated off street parking for one vehicle
- EPC: Band C
- Council tax band:C





TOTAL: 732 sq. ft, 69 m2

BELOW GRADE: 22' x 10' x 6' 65 m2

317 Colinton Mains Drive is a well-proportioned two-bedroom, main-door first-floor flat located in the established Colinton Mains area of Edinburgh. At the front of the property, a small courtyard provides access to the private entrance. Offered to the market with no onward chain, the property is ideal for first-time buyers, investors, or those looking to downsize. Presented in neutral décor throughout, it offers an excellent blank canvas for personalisation while still providing a comfortable and attractive starting point. The flat features a modern fitted kitchen with ample storage, a bathroom finished with neutral subway tiling, and bright interiors thanks to its light-filled rooms.

**Accommodation comprises:**

Entrance staircase; hall with storage cupboard; living room with front-facing window; kitchen with rear-facing window and additional storage cupboard housing the boiler; bedroom one with fitted wardrobes and window to the front; bedroom two with fitted wardrobes and rear-facing window; and a bathroom with a three-piece suite including a bath with shower over. To

the rear of the property, there is also a designated parking space for one vehicle.

**Location:**

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.



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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