

COLINTON MAINS
82 COLINTON MAINS GROVE
EH13 9DE



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EPC RATING: C

OFFERS OVER £240,000



WELL PRESENTED THREE BED DOUBLE UPPER VILLA IN POPULAR COLINTON MAINS

This bright, spacious three bed double upper has lots of space for a growing family or young professionals wishing to work from home. Great local shopping on your doorstep and excellent transport links into nearby Morningside, Bruntsfield & Straiton for more extensive amenities and shopping. In the catchment for well renowned schools. Perfect for those who love outdoor pursuits with easy access to the Pentlands and numerous open spaces nearby.

VIEWING

By appointment pls call 0131 4466850

PROPERTY DESCRIPTION

- Ground floor entrance with staircase to first & second floor hallways
- Large south facing sitting room with contemporary fire and open shelving, leading to
- Good sized kitchen with wide range of fitted units & appliances
- Dining room/bedroom three with cupboard housing the boiler
- Bright double bedroom two with bay window to the front, currently being used as a second sitting room
- Bathroom with bath with electric shower over, sink & wc
- Loft conversion housing large main bedroom with velux windows with far-reaching views & eaves storage
- Sunny second bathroom with velux window and bath with electric shower over, sink & wc
- Gas central heating from combi boiler updated in 2017 – still under warranty
- Replacement upvc double glazed windows
- Off street parking to the side for 2 to 3 cars
- Various areas of private & communal garden ground surrounding the property with lawns & borders

AREA

Colinton Mains is a thriving and vibrant residential area located approximately 4 miles south of the city centre. Within the immediate area there are amenities to meet every day needs including specialist shops, post office and Tesco, Aldi & Morrisons supermarkets. A short drive away are Straiton Retail Park, Morningside & Bruntsfield which provide a wider range of shopping facilities & amenities. Leisure facilities are well provided for by way of public parks, Hillend Ski Slope, Craiglockhart Sports Centre and the Pentland Hills, together with golf courses. Locally, there is a good range of nursery, primary & secondary schools and the flat is in the catchment for Oxbgangs & St Marks RC Primary Schools and Firrhill & St Thomas of Aquin's High Schools.

Edinburgh Napier University Craiglockhart Campus is also close by. There are regular bus links into the city centre, as well as the nearby Edinburgh City Bypass providing access to Edinburgh Airport and the major motorway networks.

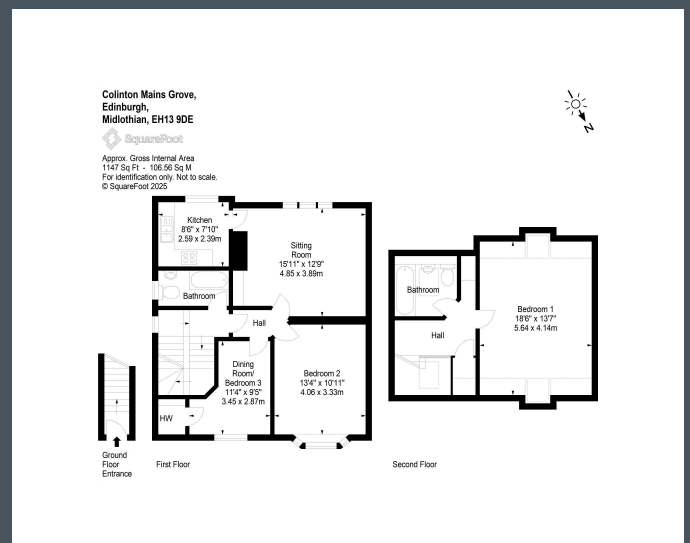
EXTRAS

The light fittings, gas hob, electric oven, cooker hood, freestanding fridge freezer, washing machine are included in the sale.

HOME REPORT VALUATION

£250,000

Sitting room	15'11 x 12'9 (4.85 x 3.89m)
Kitchen	8'6 x 7'10 (2.59 x 2.39m)
Bedroom 1	18'6 x 13'7 (5.64 x 4.14m)
Bedroom 2	13'4 x 10'11 (4.06 x 3.33m)
Dining room/bedroom 3	11'4 x 9'5 (3.45 x 2.87m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

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