

COLINTON MAINS

5 FIRRHILL CRESCENT
EH13 9DT



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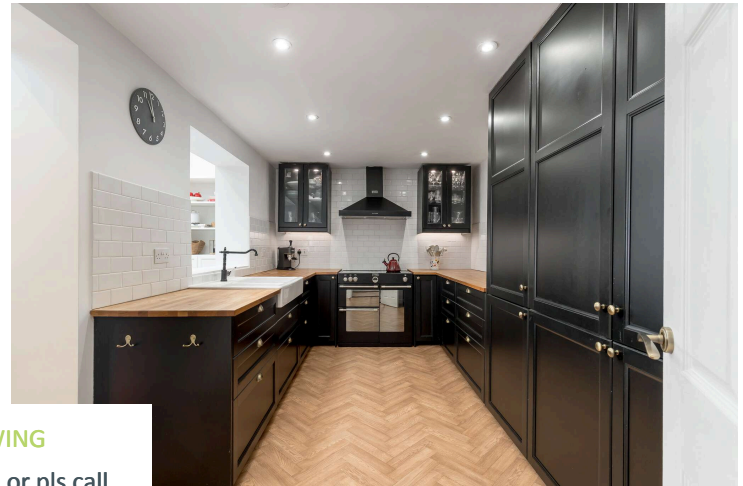
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EPC RATING: C

OFFERS OVER £295,000

PROPERTY DESCRIPTION

- Hallway with stripped wood flooring and staircase leading to the first floor, radiator cover, understairs storage & a handy utility cupboard
- Cosy, bright sitting room with multi fuel stove with wooden over mantle & stripped wooden flooring
- Fully fitted black shaker style kitchen with brass feature handles, a Belfast sink & superb integrated appliances including a range cooker
- Beautiful rear extension family room with herringbone flooring flowing throughout, space for dining & sitting, built-in storage, designer radiator, alcove with wooden shelving, skylights and French doors opening to the garden
- Large principal bedroom with wide range of fitted wardrobes
- Two further double bedrooms, one with fitted storage
- Updated bathroom with trendy black fixtures comprising bath with mains shower over, vanity sink unit, wc & heated towel rail
- Gas fired central heating from wall mounted combi boiler located in a cupboard accessed from the hallway (updated 2009)
- uPVC framed double glazed windows fitted 2015 together with uPVC French doors and Velux skylights in the extension
- Enclosed rear garden with paved patio area for dining & relaxing and an expanse of lawn surrounded by borders & hedging
- Driveway to the front and free on street parking

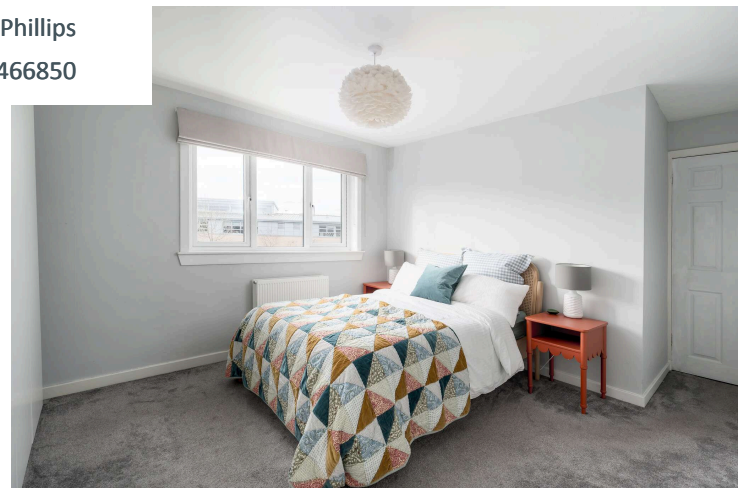
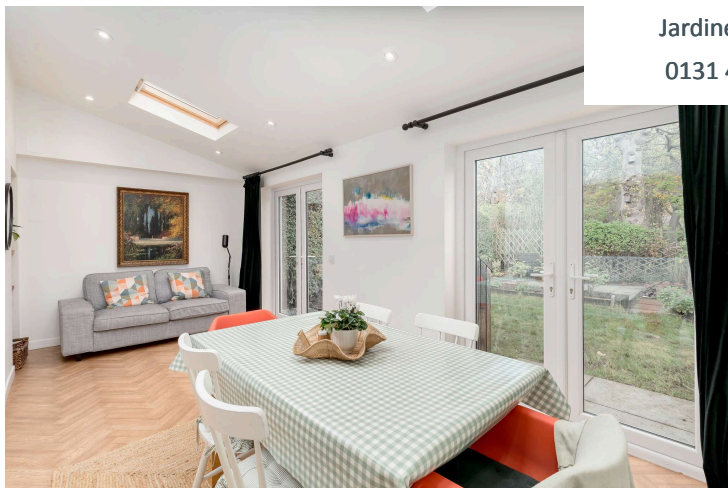


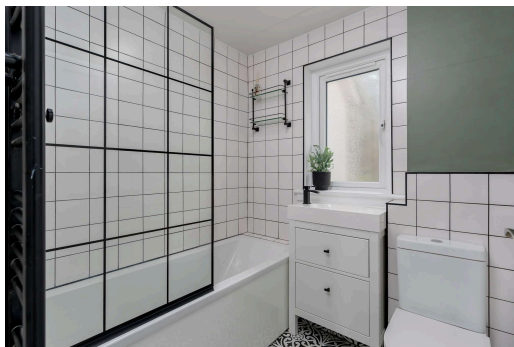
VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





STUNNING EXTENDED THREE BED TERRACED HOUSE WITH DRIVE & GARDEN IN POPULAR FIRRHILL

This impeccably maintained (all 1's in the Home Report) and immaculately presented three bed terraced house would make a perfect home for young professionals or a family, being walking distance to excellent schools. The property has been fully updated and extended to the rear to provide amazing, spacious living & entertaining space, a wonderful shaker style kitchen, trendy updated bathroom, three good sized bedrooms, off street parking and enclosed rear garden which backs onto the woods, making it nice & private. Located a few minutes' walk from local shops, supermarkets and public transport, with easy access both into & out of the city. Ideal for those that like the outdoors with lots of open spaces on your doorstep and great gyms, leisure facilities and golf courses all a short walk or drive away.

AREA

The property is located in Firrhill which is a popular area in the south of the city with a good range of supermarkets & local shopping nearby, with further retail units available a short drive away in Straiton Retail Park. There are also excellent transport links to Morningside & Bruntsfield with their wide range of supermarkets, independent shops, speciality food stores, coffee shops, bars and restaurants. The property is in the catchment for the excellent Oxgangs and St Mark's RC Primary Schools and Firrhill & St Thomas of Aquin's High Schools. There are a wide range of leisure facilities available a short distance away including Swanston & Merchants Golf Courses, the Hunters Tryst bar & restaurant, Craiglockhart Leisure Centre & Midlothian Snowsports Centre. There are also amazing walks & open spaces on the doorstep, including Colinton Mains Park, the Pentland Hills & Fairmilehead Park. The city bypass is a few

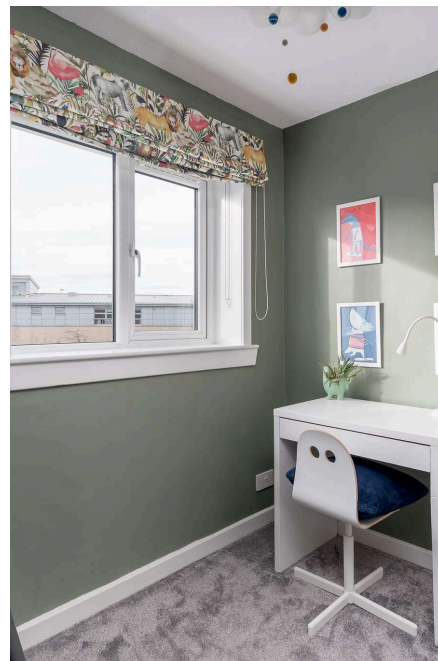
minutes' drive away with access to the wider motorway network and there are numerous bus services running from the main road into the city centre and the surrounding areas.

EXTRAS

The blinds/curtains, light fittings, range cooker, cooker hood, dishwasher, integrated fridge freezer, washing machine and tumble dryer are included in the sale.

HOME REPORT VALUATION

£310,000



Sitting room	15'2 x 11'6 (4.62 x 3.51m)
Kitchen	15'2 x 8'11 (4.62 x 2.72m)
Family/dining room	20'5 x 8' (6.22 x 2.44m)
Bedroom 1	11'10 x 11'6 (3.61 x 3.51m)
Bedroom 2	15'2 x 8'11 (4.62 x 2.72m)
Bedroom 3	9'10 x 8'6 (3.00 x 2.59m)

Firrhill Crescent,
 Edinburgh,
 Midlothian, EH13 9DT



Approx. Gross Internal Area
 1131 Sq Ft - 105.07 Sq M
 For identification only. Not to scale.
 © SquareFoot 2025



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.

