

16 Spylaw Street

COLINTON, EDINBURGH, EH13 0JS



*Beautiful one-bedroom cottage with
an active short-term let licence*



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Welcome to this charming one-bedroom mid-terrace cottage on Spylaw Street, nestled in the heart of Colinton. Presented in true walk-in condition, this delightful home is ideal for first-time buyers and investors alike. The property is currently operated as a successful Airbnb and benefits from an active short-term let licence.

THE KITCHEN/LIVING /DINING ROOM



Step through the main door into the bright open-plan living, dining, and kitchen area. The generous layout comfortably accommodates a full living room suite and dining table, with the space flowing seamlessly into the modern kitchen. The kitchen is well-appointed with a four-ring gas hob, oven, fridge/freezer, washing machine, and excellent countertop and cupboard space.





Further along the hall sits a well-proportioned double bedroom offering ample room for freestanding storage. Adjacent is the contemporary three-piece bathroom suite.

THE BATHROOM



THE BEDROOM



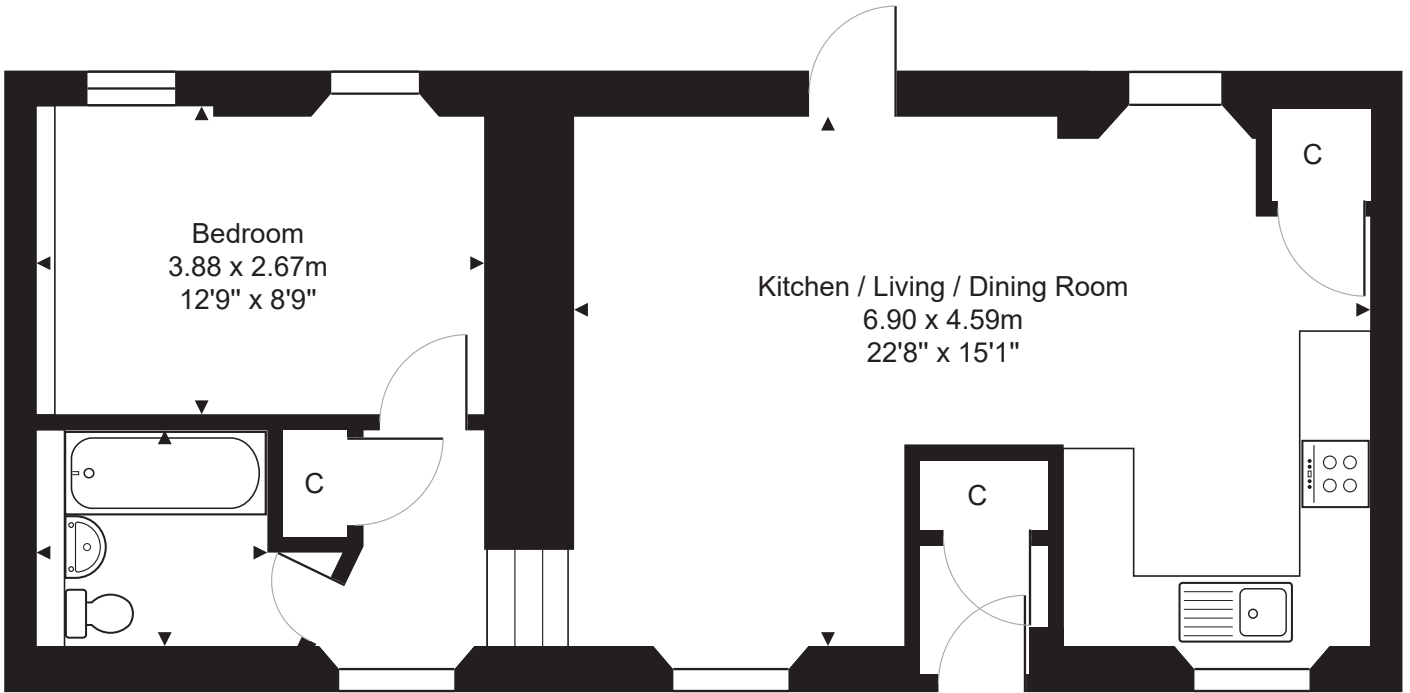
Externally, the property enjoys a private rear garden as well as convenient on-street parking to the front.

A rare opportunity to secure a beautifully presented cottage in a highly sought-after village setting. Ideal as a home, holiday let, or investment.

EXTERNALS



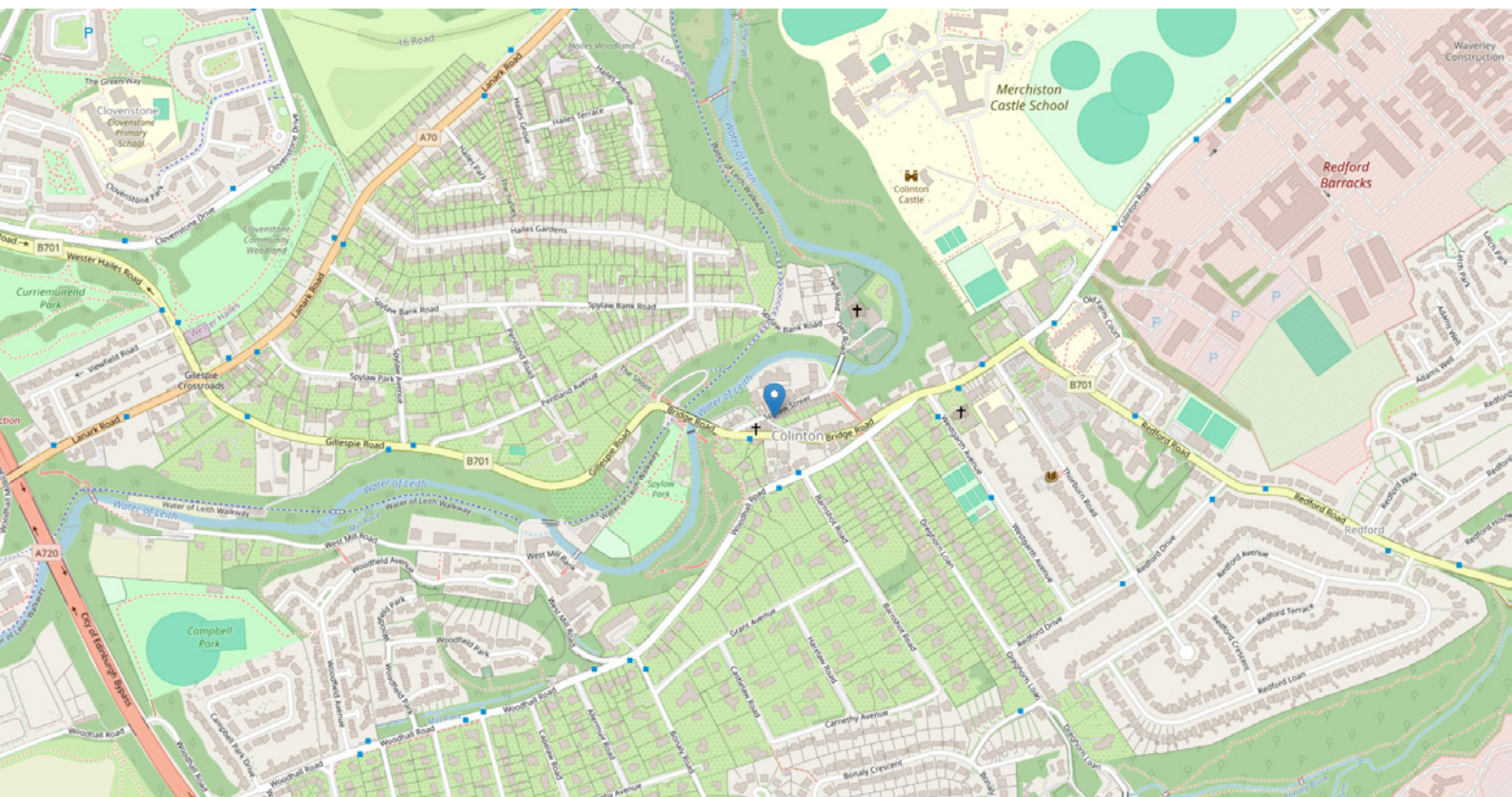
FLOOR PLAN & DIMENSIONS



Bathroom
2.00 x 1.87m
6'7" x 6'2"

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 53m² | EPC Rating: D



THE LOCATION

Colinton Village is considered to be one of Edinburgh's most popular areas and is situated on the south side of the City. The area displays a wide variety of property styles, with the majority of properties being upper and lower villas. Colinton Village is well served with a number of local shops, which will provide most daily requirements as well as a post office and banking services. Also at Colinton Mains, there is a Morrisons at the junction of Oxfangs Road and Swanston, and this is just a short drive away.





There is also a Tesco nearby. Should more specialised shopping facilities be required, the well-known suburban shopping centre in Morningside is within easy reach. Here, there are good shopping facilities as well as a full choice of banking, building society and post office services. There are also a number of specialised shops, as well as restaurants and bars.

Using one of the many and frequent bus services that pass through the district, the city centre can generally be reached in a matter of fifteen minutes. Edinburgh's formal entertainment facilities tend to be highly concentrated in the city centre, and here you will find a variety of theatres and cinemas, all manner of hotels, restaurants and bars, and buildings of historic and architectural interest.

Colinton is surrounded by a number of lovely public parks and golf courses. There are delightful walks along the Braid Burn, and both Braid and Blackford Hills are within easy reach. The world-famous Hillend dry ski-slope is just a short drive away, and next door to this, there are beautiful walks through the Pentland Hills, with panoramic views over the city.



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