



12/12 Dreghorn Drive

COLINTON | EDINBURGH | EH13 9NX



MURRAY
BEITH
MURRAY



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12/12 Dreghorn Drive is a top floor apartment within a quiet residential development benefiting from three bedrooms and balcony off the living room. The property has good storage and is freshly decorated with new carpets and windows, and is within easy reach of good local amenities, schools and the Edinburgh City Bypass.

Entrance hall with storage cupboards; generously sized sitting room with patio doors to the balcony; breakfasting kitchen with a range of wall mounted and floor standing units; double bedroom 1 with built-in-wardrobe; double bedroom 2 with built-in-wardrobe; bedroom 3; bathroom with wash hand basin and bath with shower over; separate WC.

Communal drying green and gardens.

Unrestricted on-street parking.

Gas Central Heating. Double Glazing.

All fixtures and fittings are included in the sale, whilst believed to be in working order no warranties will be given and are sold as seen. All white goods are all included in the sale, as per Standard Clauses edition 6 no warranties are given.

Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

T: 0131 225 1200 F: 0131 225 4412 E: property@murraybeith.co.uk

www.murraybeith.co.uk

The following note is of crucial importance to intending viewers and/or purchasers of the property.

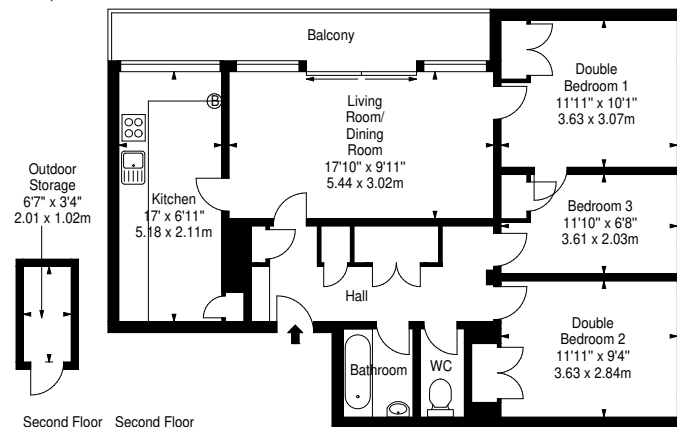
1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise.
2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities.
3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs.
4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves.
5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them.
6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property.
7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.
8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers.
9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.

Dreghorn Drive,
Edinburgh,
Midlothian, EH13 9NX



Approx. Gross Internal Area
836 Sq Ft - 77.66 Sq M
Outdoor Storage
Approx. Gross Internal Area
21 Sq Ft - 1.95 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Location

Colinton is a popular residential area to the south of the city centre. A range of shopping facilities is available locally and in nearby Morningside, whilst Hunters Tryst offers a Morrisons and Aldi supermarkets. The property is conveniently located for the Edinburgh City Bypass giving easy access to Straiton Retail Outlet with its good variety of high street shops, as well as Edinburgh Business Park, Edinburgh International Airport and the wider road network in central Scotland. Regular bus services run from Redford Road to and from the city centre and other parts of Edinburgh and the area is also well served at both Primary and Secondary school level. Recreational facilities include Fairmilehead Park, Colinton Mains Park and Braidburn Valley Park, together with several golf courses and the Pentland Hills Regional Park with mountain biking, hill walking, fishing and winter sports being just a few of the activities available.