



19 Colinton Mains Grove

Edinburgh

EH13 9DG



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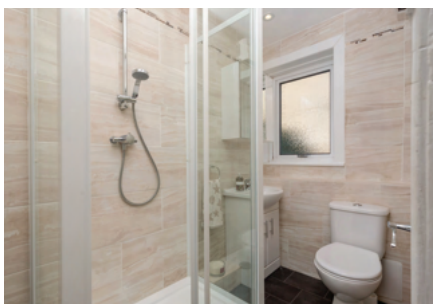
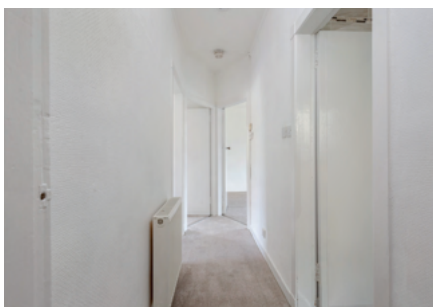
The property offers superb ground-floor accommodation within a purpose-built villa. Set in the heart of Colinton Mains, the property enjoys an excellent location close to local amenities and well-connected transport links into the city centre.

Recently redecorated, the property is beautifully presented throughout. The accommodation comprises: welcoming hallway with large storage cupboard, generously proportioned living room overlooking the pretty rear garden, well-appointed kitchen with a range of wall and base units. There are two double bedrooms—one benefiting from excellent fitted wardrobes—and the stylish shower room completes the internal layout. Externally, the property features an attractive front garden, while to the rear lies a private, paved garden—ideal for al fresco dining and entertaining—alongside a well-kept shared drying green.

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Property Features

62 m²
Desirable Location
Newly Redecorated
Well Presented
Superb Accommodation
Private Garden

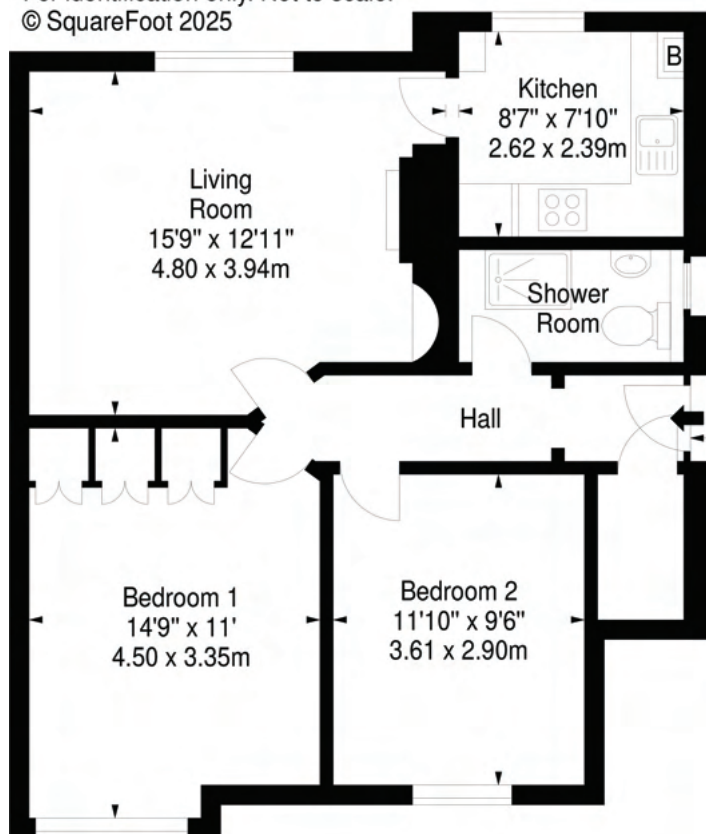




**Colinton Mains Grove,
Edinburgh,
Midlothian, EH13 9DG**



Approx. Gross Internal Area
666 Sq Ft - 61.87 Sq M
For identification only. Not to scale.
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Ground Floor

Colinton Mains is a quiet residential area within a few miles of the city centre. There are excellent local amenities close by including a doctor's surgery, 3 large supermarkets, local shops, eateries, post office, pharmacy and access to outdoor parks, the Gyle shopping centre is a short drive away. Nearby leisure facilities include golf courses, Craiglockhart sports centre, Hillend ski slope and the many walks in the foothills of the Pentland Hills. Colinton Mains is well served for both primary and secondary schools. Its proximity to the city bypass makes it ideal for the commuter with easy access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh and the Queensferry Crossing. A few minute's walk takes you to the bus stop linking you into the city centre.

Extras

The property is being sold as seen - all fitted floor coverings, light fittings and kitchen appliances are included in the sale (the seller will not warrant their working order).



Find out more

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Notes

Notes Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be emailed sales@ieroproperty.com in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.