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22 Columba Road
BLACKHALL | EDINBURGH | EH4 3QS


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Exceptionally light and spacious 1930s detached bungalow, set within mature, well established private gardens, located within one of the city's most respected residential areas.

This traditional property offers comfortable, well planned and attractively presented accommodation on one level, ideal for a professional couple, a small family or for those looking to downsize. The property offers a degree of flexibility in terms of use and could be utilised as two public and two bedrooms, as is the current layout or one public and three bedrooms if preferred. The living room features a wide west facing bay window which brings in a plentiful supply of natural light; the elegant formal dining room has a glazed door with windows to either side which gives direct access to the garden; both bedrooms are generous doubles and the stylish re-fitted bathroom comes complete with a white suite and spa head shower. A narrow staircase currently located in the hall leads to a useful attic room with a ceiling height of over six foot in the main section, which is currently used as an occasional guest bedroom but would make an ideal study.

- Hall
- Bay windowed living room (or Master bedroom)
- Dining room with glazed door to garden
- Fitted kitchen
- 2 double bedrooms
- Upgraded bathroom with white suite and shower
- Re-fitted double glazing (with the exception of the kitchen)
- Upgraded gas central heating
- Attic room
- Driveway
- Extensive private gardens

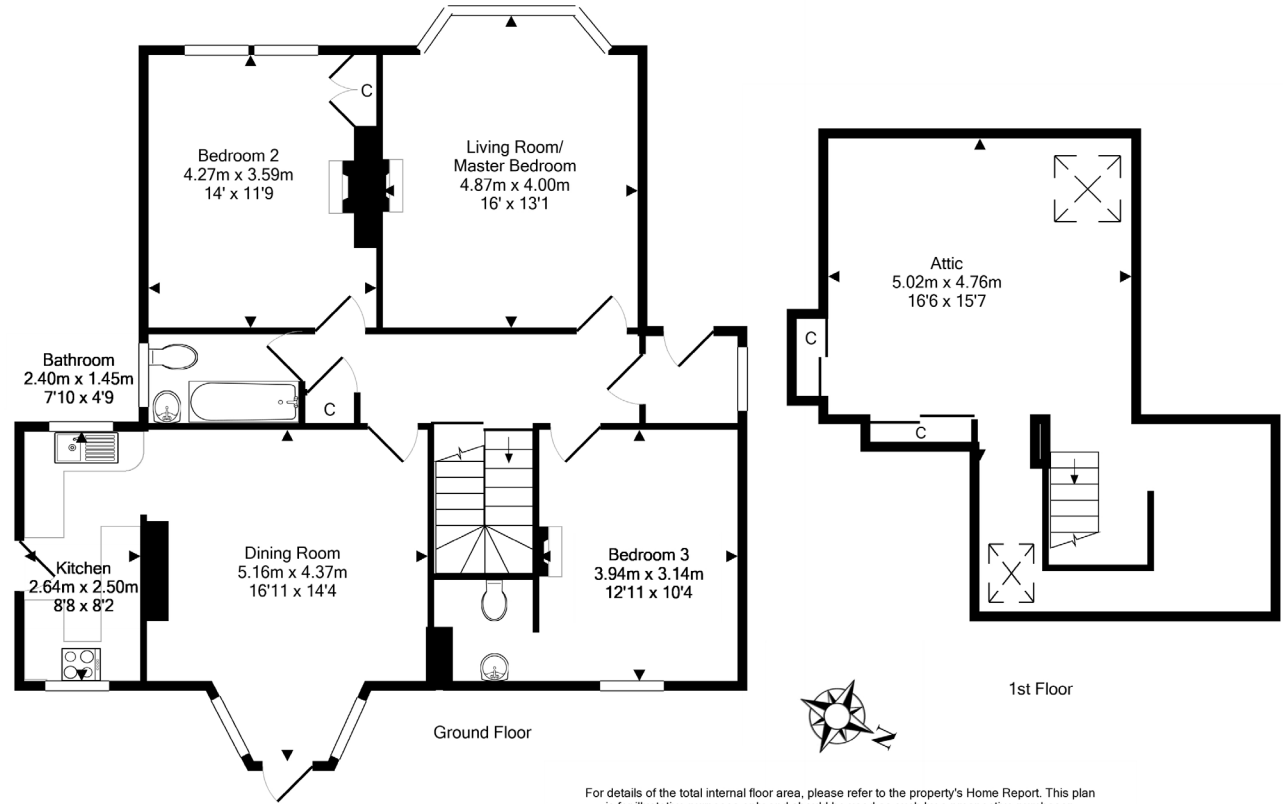
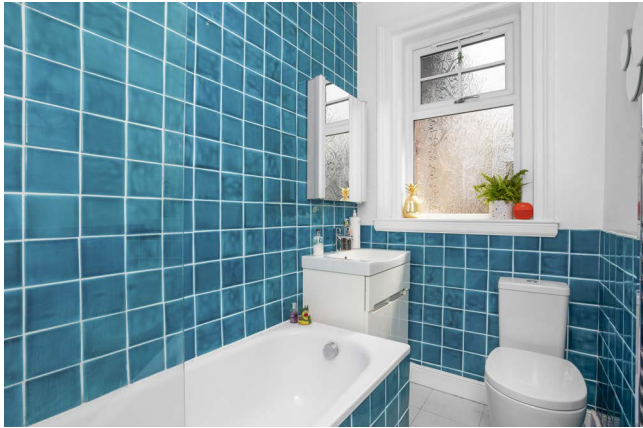
Extras: Oven, hob, fridge freezer, washing machine, dishwasher, all curtains and light fittings. The garden shed is also included. EPC Rating D

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is located in the desirable Blackhall area of Edinburgh, which lies just to the north west of the City Centre. The house is well placed to take advantage of an excellent range of shopping outlets in the vicinity, including the nearby Craighleith Retail Park, which has a Sainsbury's Superstore, M & S and Boots, amongst other outlets. The City Centre itself can be accessed in as little as ten minutes by car, depending upon traffic. Heading in a westerly direction Davidsons' Mains Village and The Gyle are easily accessible. Recreational pursuits within easy reach include scenic walks on Corstorphine Hill and Cramond Beach, Edinburgh Zoo, Murrayfield Rugby Stadium and Ice Rink and a choice of golf courses. There are excellent schools in the vicinity, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The property is conveniently placed for easy access to Edinburgh Airport, the City Bypass, the central motorway network and the M90 to the north.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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