



22 Colinton Mains Loan  
COLINTON MAINS | EDINBURGH | EH13 9AJ

  
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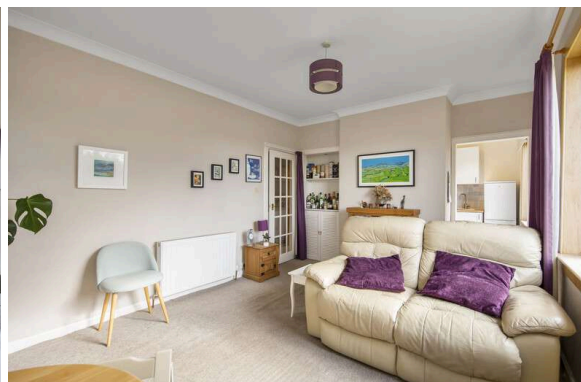
## 22 Colinton Mains Loan

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Well presented upper villa located within a cul de sac setting in the highly desirable Colinton Mains area of Edinburgh. The accommodation opens to an inner staircase and upper cloaks hallway. The large bright living room boasts open views to the Pentland Hills, and leads through to a kitchen fitted with a range of wall and floor mounted units and an integrated induction hob, oven and extractor hood. There are two lovely large bedrooms, one with bay window and the modern bathroom has a three piece suite with mains shower over bath and wall mounted vanity unit. The property is further enhanced by gas central heating and double glazing and externally, there is private rear gardens along with a shared drying green to the rear and ample unrestricted on-street parking.

- Well presented main door upper villa
- Spacious and bright lounge with Pentland views
- Good storage options including attic with Ramsay ladder access
- Two generous double bedrooms, one with bay window
- Modern fitted kitchen with integrated induction hob
- Modern bathroom with mains shower over bath
- Gas central heating
- Double glazing
- Private rear garden
- Unrestricted on street parking

Extras: All carpets, curtains, some lampshades and integrated oven will be included. The washing machine and fridge may be available by separate negotiation, if required. EPC C.

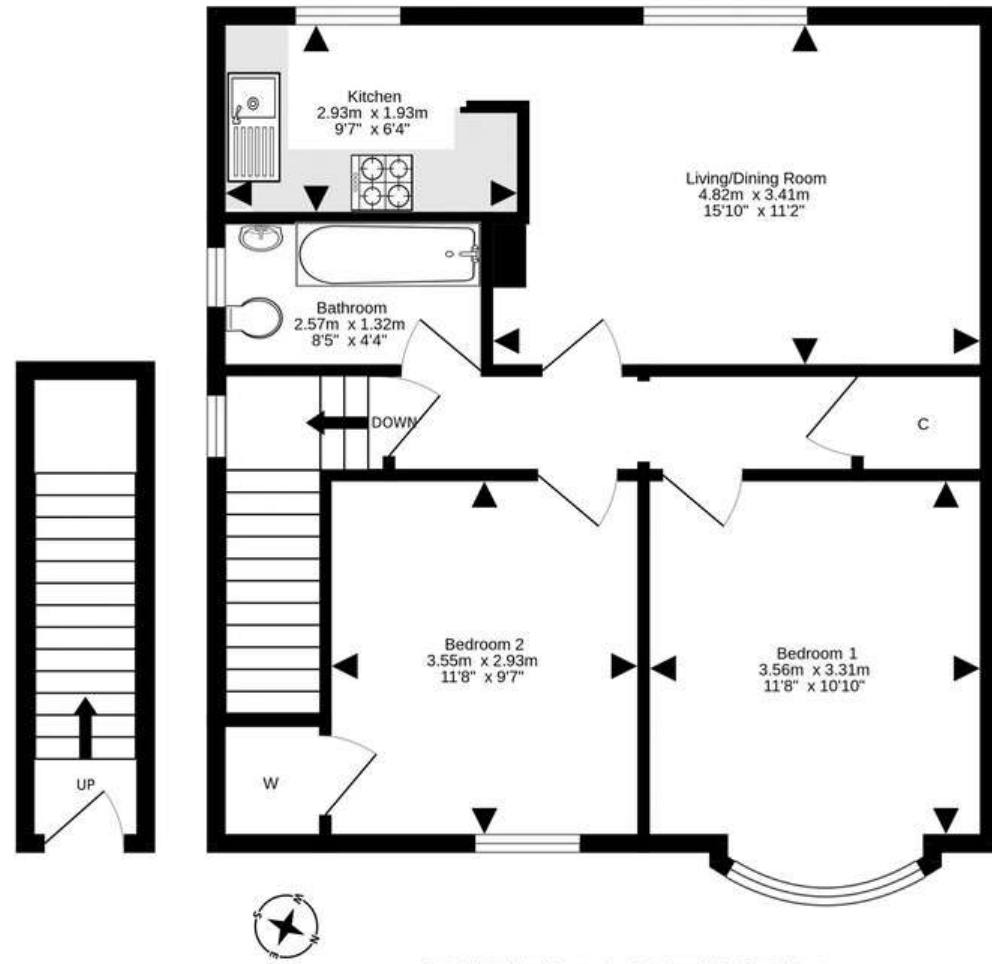


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Offering views of the rugged Pentland Hills, the popular suburb of Colinton Mains promises a quiet, leafy setting just six miles south of Edinburgh city centre. The area is well-served by local amenities including convenience stores, a pharmacy, a medical centre and a post office, as well as a Tesco superstore. Colinton Mains also lies conveniently close to the bustling, cosmopolitan area of Morningside, hosting numerous cafes, independent shops, fashionable eateries and a Waitrose supermarket. The beautiful open space of Colinton Mains Park provides a delightful space for outdoor recreation in the immediate vicinity, whilst the Pentland Hills Regional Park and Midlothian Snowsports Centre also offer a multitude of exhilarating activities nearby. Excellent local schooling options include Oxgangs Primary School and Firhill High School, whilst many of the capital's prestigious independent schools are also within easy reach. Colinton Mains not only enjoys excellent public transport services into the city centre (with a bus stop at the end of the road), but also allows for swift access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.





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. Made with Metropix ©2024