



14/1 The Gallolee
COLINTON | EDINBURGH | EH13 9QJ


warners
solicitors & estate agents



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Particularly appealing ground floor flat, forming part of a select modern development, commanding lovely leafy views to both the front and rear. This excellent flat offers spacious, comfortable and attractively presented accommodation, ideal for an individual, couple or small family or as a buy to let investment. The flat is situated within well maintained communal grounds and there is ample residents parking. Early viewing is recommended!

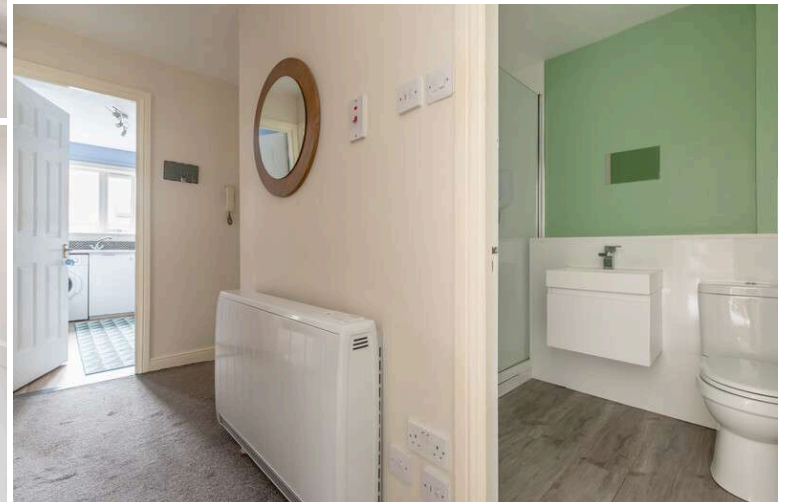
- Welcoming entrance hallway with storage cupboard
- Light and spacious living/dining room with ample room for both relaxing and dining furniture
- Separate well-equipped fitted kitchen
- Two double bedrooms, one with integrated storage
- Modern Shower room
- Electric heating
- Double glazing
- Attractive communal landscaped gardens
- Ample resident's parking

All white goods and the curtains and blinds will be included in the sale of the property. EPC rating D.

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

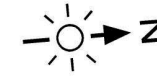


The subjects are located in the highly regarded Colinton area of Edinburgh, which lies to the south of the City Centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, including Tesco and Morrison Superstores, supported by the usual banks, building societies and postal services. Further facilities can be found at Craiglockhart and Morningside, both locations being easily accessible. Leisure facilities include golf courses, a fitness club, indoor and outdoor tennis and enjoyable walks over the nearby Pentland Hills. Schooling is well represented from nursery to senior level, both in public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

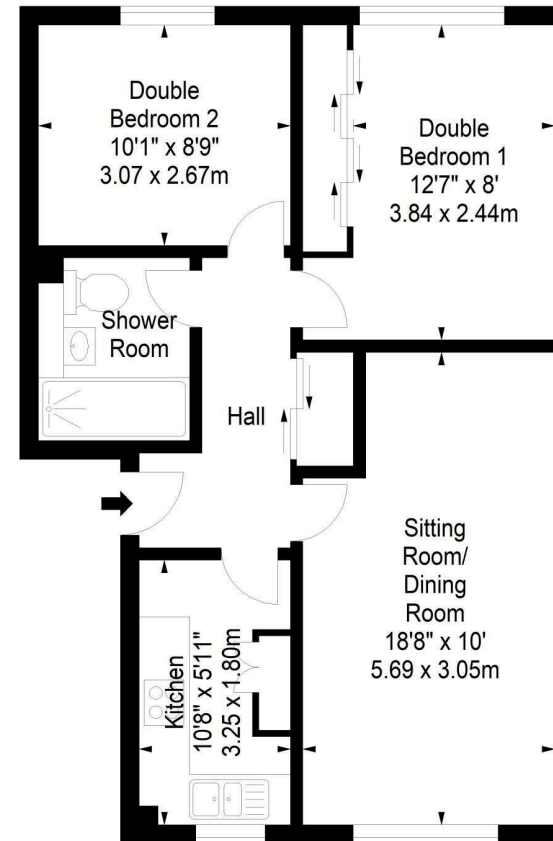




The Gallolee,
Edinburgh,
Midlothian, EH13 9QJ



Approx. Gross Internal Area
590 Sq Ft - 54.81 Sq M
For identification only. Not to scale.
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Ground Floor