



7 Colinton Mains Gardens  
COLINTON | EDINBURGH | EH13 9AD

  
**warners**  
solicitors & estate agents





## 7 Colinton Mains Gardens

COLINTON | EDINBURGH | EH13 9AD

Warners are delighted to offer to the market this well-proportioned, three-bedroom terraced house situated in the popular and well-connected area of Colinton. In need of a degree of modernisation, this property presents an excellent opportunity to create a warm and welcoming family home for the new owner.

Upon entering the property, you are greeted with a welcoming entrance hallway providing access to a large and bright, dual-aspect living room which offers an excellent space for hosting. An equally spacious kitchen/dining space runs the length of the property and has enormous potential. Three well-proportioned bedrooms and a family bathroom complete the accommodation internally.

Externally, the property benefits from large front and rear garden spaces, laid to lawn, with the rear garden being fully enclosed and perfect for children running around. The area of Colinton is well served with excellent local amenities with a large Tesco just moments away together with excellent public links which can take you into the city centre and beyond.

- Well-proportioned three bedroom family home
- Dual-aspect living room
- Spacious kitchen/diner
- Three good sized bedrooms
- Large front and rear gardens
- Excellent local amenities.



**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 in neighbouring Colinton. Colinton Mains also lies conveniently close to the bustling, cosmopolitan area of Morningside, hosting numerous cafés, 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 National Park and Midlothian Snowsports Centre also offer a multitude of exhilarating activities nearby. Excellent local schooling options include Oxfords 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, but also allows for swift access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.

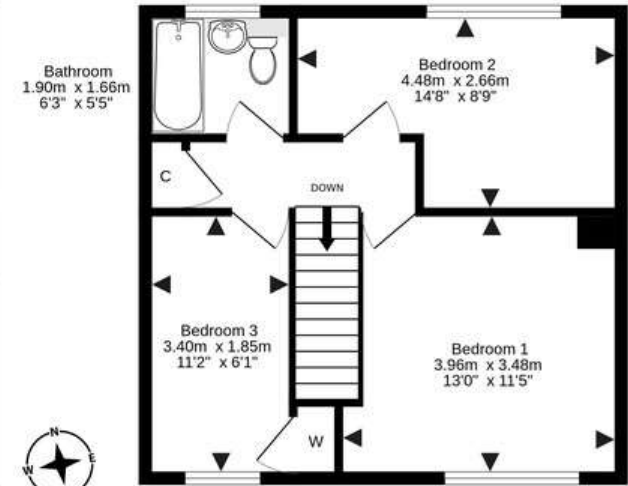
Extras included in this sale are the washing machine and fridge freezer, however no warranty will be provided for these items. EPC rating C







Ground Floor



1st Floor

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.