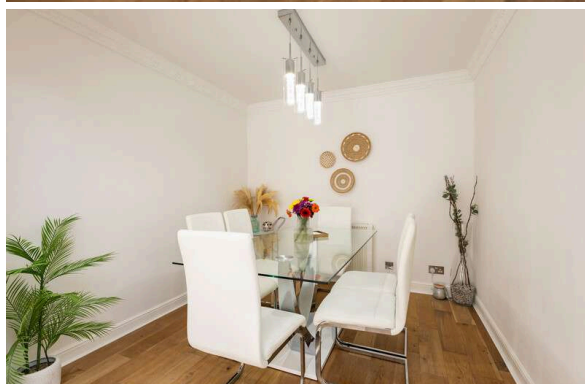




18/2 The Gallolee
COLINTON | EDINBURGH | EH13 9QL



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Beautifully presented, south facing two bedroom ground floor flat in peaceful cul de sac setting. This spacious and well appointed apartment is set in a very attractive modern development and boasts parking, garage and shared gardens and comprises;

- Shared entrance vestibule with security entry phone system
- Entrance hallway with storage
- Spacious living/dining room with sliding patio doors to the front
- Modern fitted galley kitchen with electric hob and hood and space for appliances
- Large double bedroom quietly situated to the rear boasting built in wardrobes
- En-suite shower room
- Second large double bedroom to the rear with built in wardrobes
- Bathroom fitted with three piece suite
- Smart Sunflow electric heating
- Double glazing
- Single lock up garage with overhead storage
- Residents parking
- Surrounding communal garden grounds

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.

Extras included in this sale are the blinds and white goods, Fridge, freezer, washing machine, and oven are also included in this sale however, please be advised no guarantees will be provided for these. EPC D



