



177 Colinton Mains Drive  
COLINTON MAINS | EDINBURGH | EH13 9AF

  
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## 177 Colinton Mains Drive

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Well presented two bedroom lower villa, enjoying its own main door access and benefiting from well presented front and rear gardens, located in the popular Colinton Mains area around five miles to the South of Edinburgh's city centre.

The property is in good condition and would make a lovely home within a popular residential area. The property comprises two well proportioned bedrooms, one with patio doors into the rear garden, a spacious living room with bay window and a dining area, a kitchen currently comprising a gas hob, oven and fan, washing machine, fridge and the boiler. Completing the accommodation is the shower room with a double waterfall shower, wc and a heated towel rail. The property also benefits from gas central heating, double glazing, ample on street parking and has an attractive private back garden with a patio, lawn area, and shed.

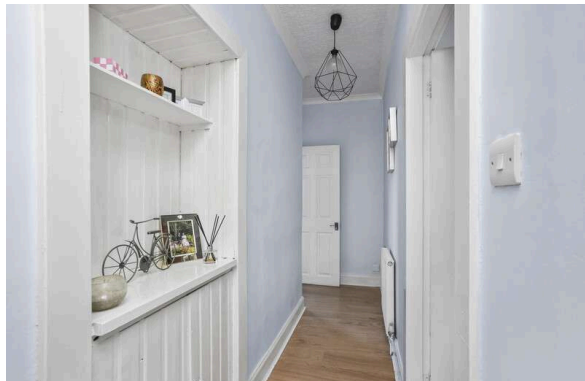
- Entrance hall
- Two well proportioned bedrooms
- Fully fitted kitchen
- Bright and spacious living room
- Shower room
- Double Glazing and Gas central heating
- Private garden with lawn, patio and shed

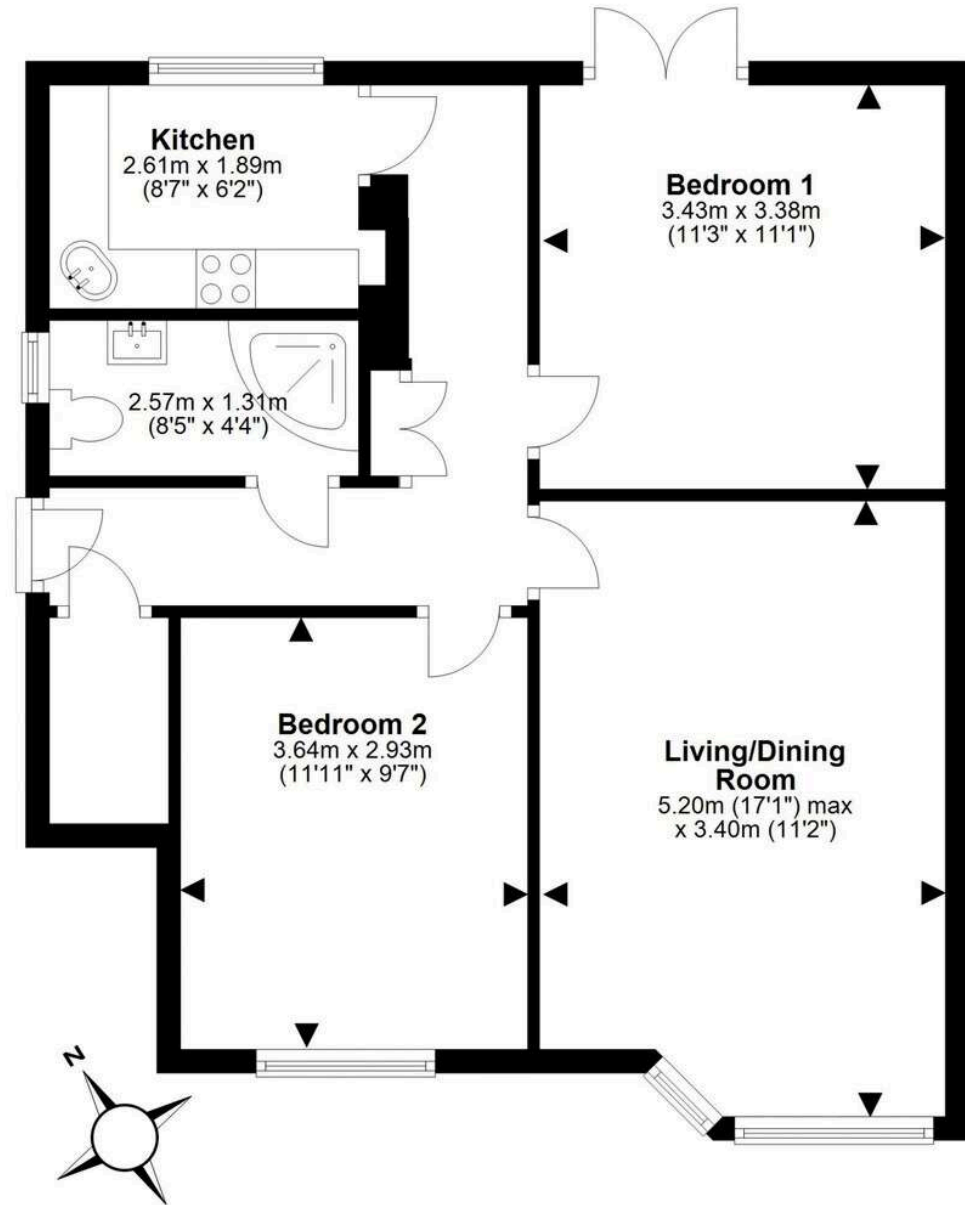
All fixtures, fittings, curtains, blinds, integrated microwave, dishwasher, fridge, washing machine, patio furniture and wardrobe in primary bedroom will be included in the sale. The light fittings in the living room, bedrooms and hallway will be removed and replaced. EPC Rating C.

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



The popular suburb of Colinton Mains lies around five 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 are available within the vicinity. 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.





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