



209 Colinton Mains Road
COLINTON MAINS | EDINBURGH | EH13 9BT


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Spacious and bright main door lower villa with direct access to private rear garden, along with a well kept front garden and driveway, within the popular residential area of Colinton Mains. The accommodation comprises of an entrance vestibule with storage, welcoming entrance hallway, generous living/dining room with feature fireplace and French doors to rear patio, fitted kitchen, two front facing double bedrooms - one with bow window and fitted wardrobes, shower room with electric shower cubicle and vanity sink unit, gas central heating and double glazing. The property is in need of a degree of modernisation and will make a fantastic home.

- Private front & rear garden & driveway
- Entrance vestibule with storage
- Welcoming entrance hallway
- Spacious living/dining room with direct access to rear patio area and decking
- Fitted kitchen
- Two front facing bedrooms, one with fitted wardrobes
- Shower room with electric shower and vanity sink unit
- Gas central heating and double glazing
- Fantastic storage options
- Well kept front garden with private driveway
- Good sized rear garden with patio area and decking
- Shared drying area in back garden

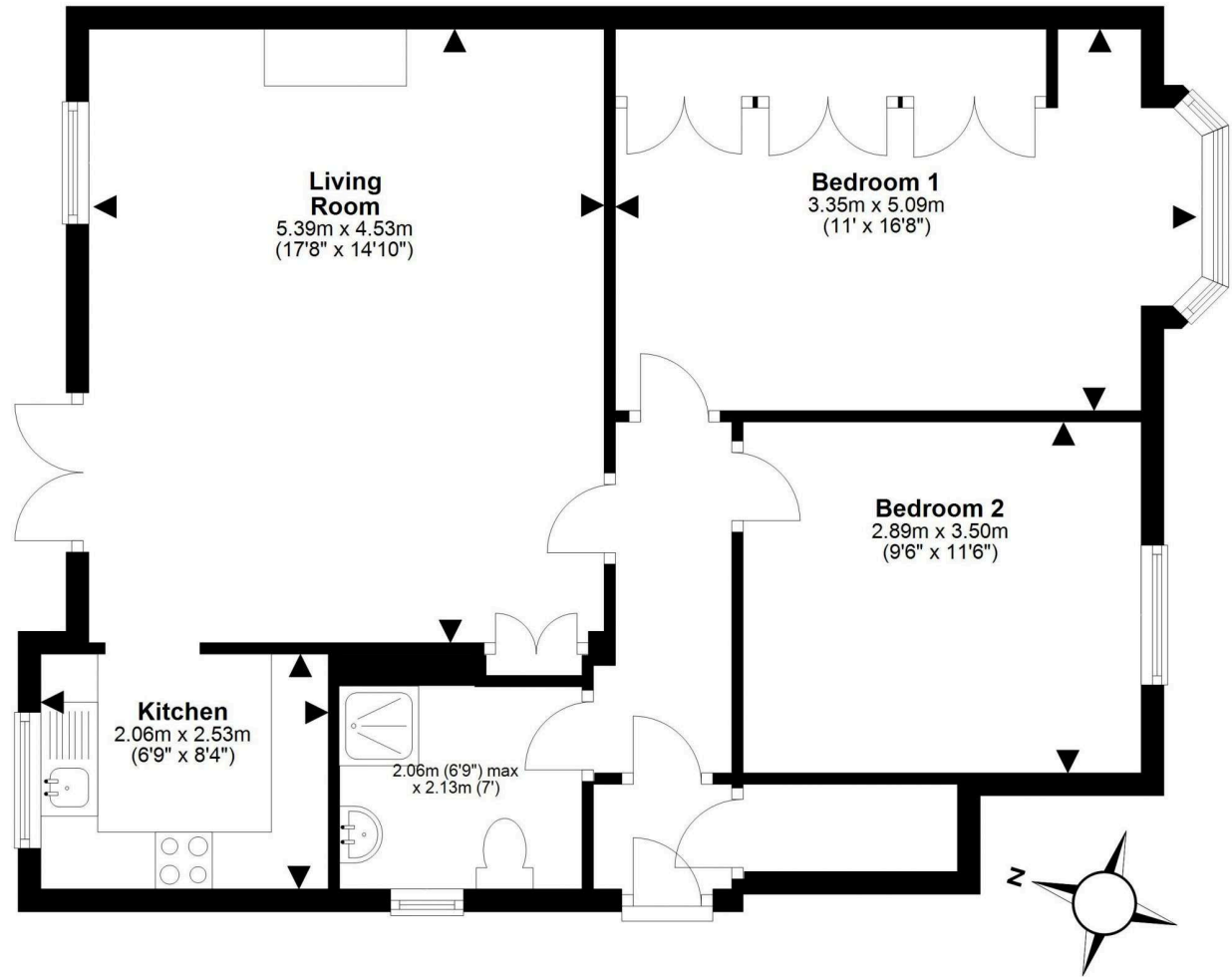
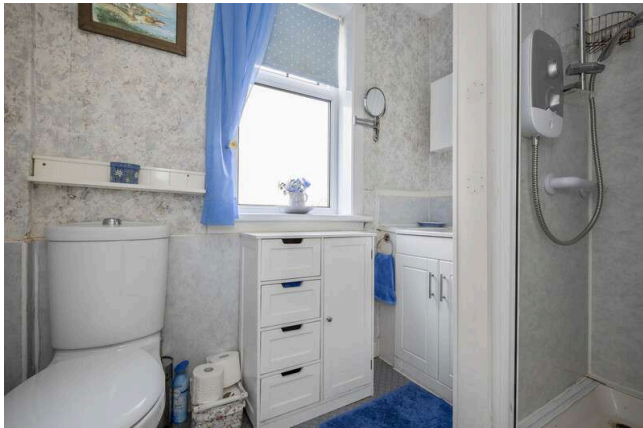
Extras: all curtains, blinds, ceiling lampshades, washing machine, dish washer, dining table and chairs, settee, coffee table, sofa bed, wardrobes in smaller bedroom, freestanding storage unit in bathroom will be included. To be sold as seen with no warranty given for any appliances. EPC Rating Band C.

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



Colinton is a designated conservation area through which the Water of Leith runs. The area retains much of its original village charm with a selection of speciality shops. 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.





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.