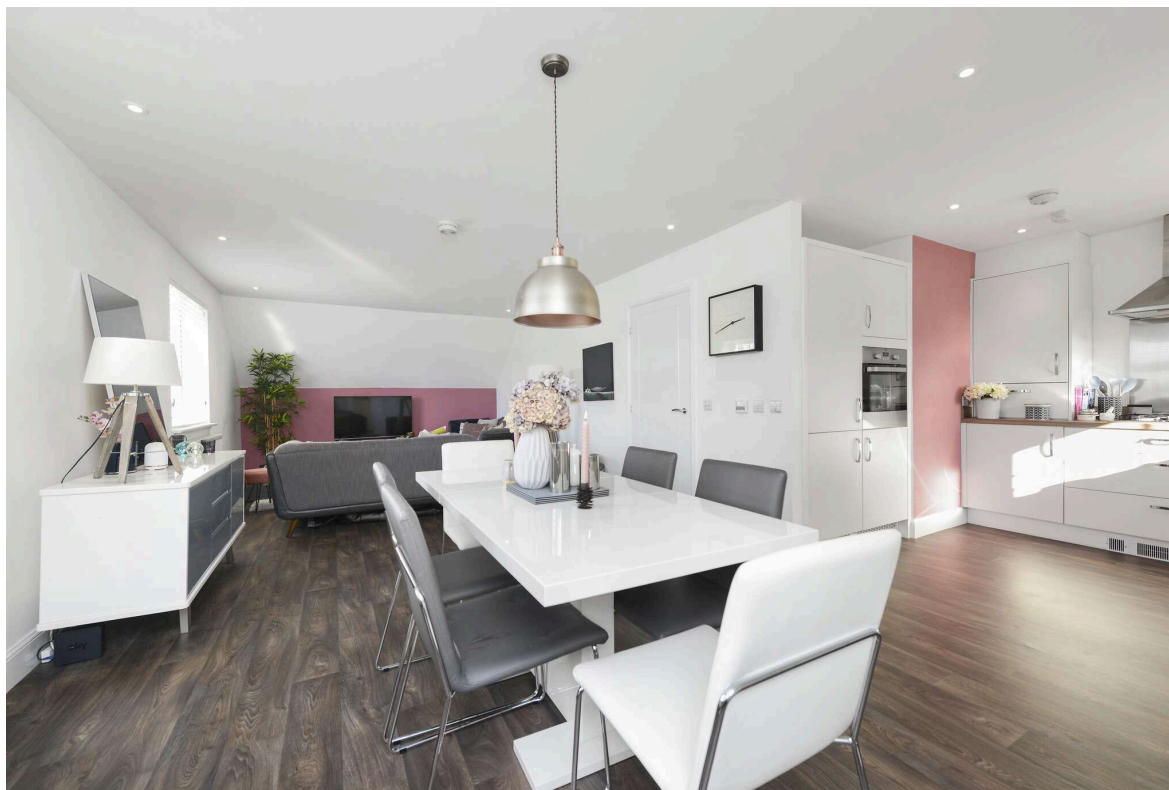




48/8 Scald Law Drive
COLINTON | EDINBURGH | EH13 0FL


warners
solicitors & estate agents



48/8 Scald Law Drive

COLINTON | EDINBURGH | EH13 0FL

This property is available through the Golden Share Scheme, allowing the purchaser to own 100% of the home while the sale price is fixed at 80% of the open market value. Buyers must meet specific eligibility criteria and provide the necessary evidence to qualify. Application forms are available upon request.

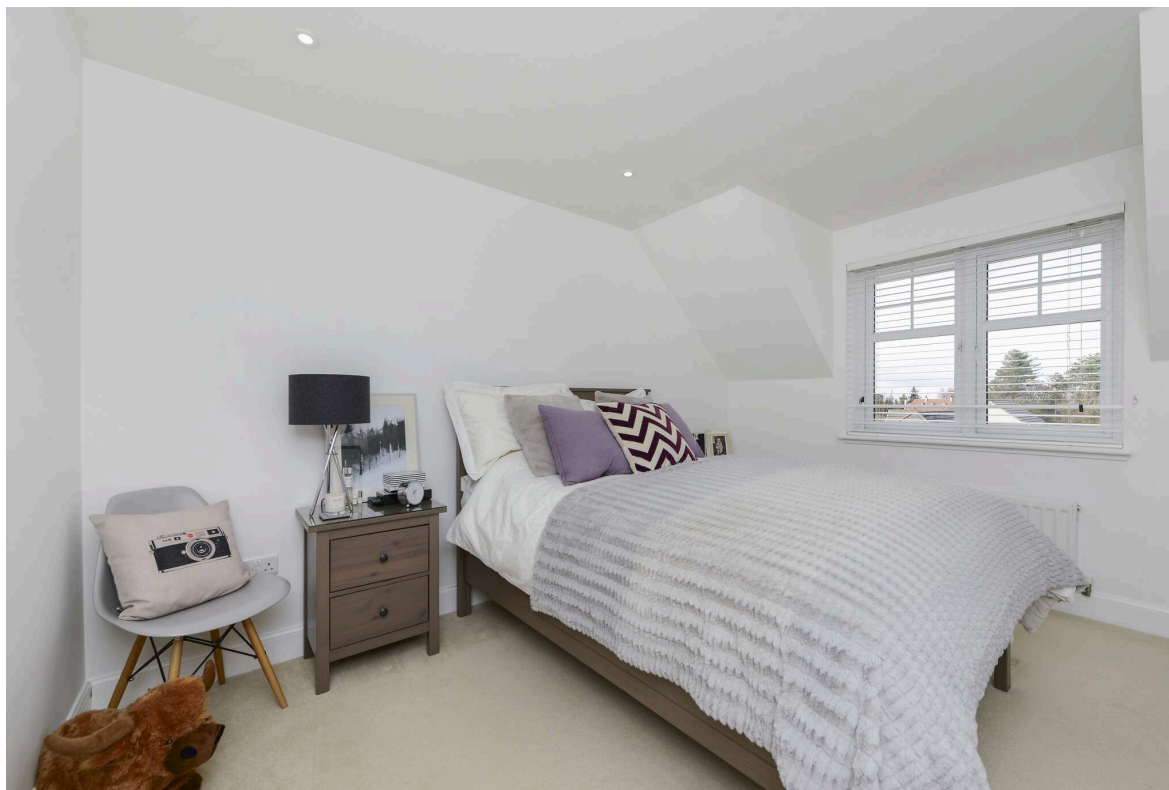
Warners are delighted to present this immaculately presented top-floor flat, part of an established modern development, ideally located close to excellent amenities and transport links. Offered in true move-in condition, early viewing is highly recommended. The property boasts stunning open views and a well-designed layout, featuring a secure entry system and a welcoming entrance hallway with built-in storage. The bright and spacious lounge/dining area flows seamlessly into a stylish fitted kitchen, creating an inviting space for relaxation and entertaining. The light-filled double bedroom benefits from fitted wardrobes, while the contemporary bathroom includes a separate shower unit. Additional features include gas central heating, double glazing, and beautifully maintained communal gardens with scenic views of the Pentland Hills. A resident's car park is conveniently located beside the building.

- Golden Share – Own 100% at 80% value.
- Move-in Ready – Immaculate top-floor flat.
- Scenic Views – Overlooks Pentland Hills.
- Bright & Spacious – Open-plan living area.
- Modern Finish – Fitted wardrobes, shower unit.
- Prime Location – Near amenities & transport.

Extras included in this sale are oven, washing machine, fridge freezer, and blinds.

Dining table/chairs, sofas, coffee table, bed, bedside cabinet, and hallway console table may be available by separate negotiation.

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

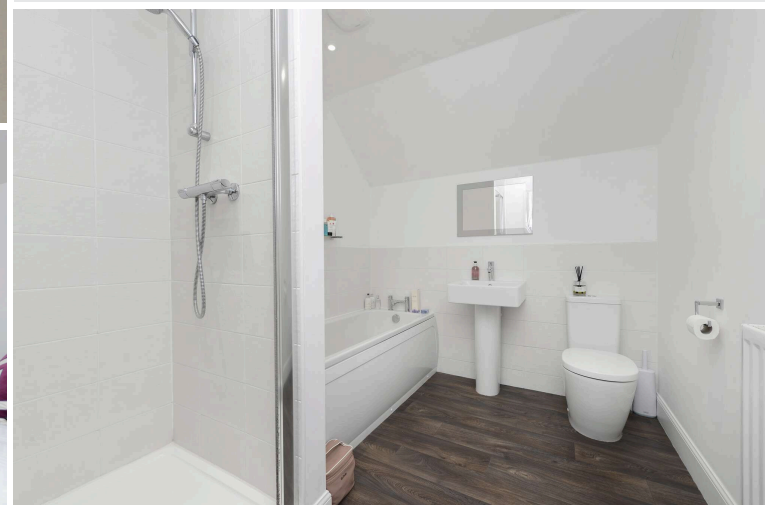
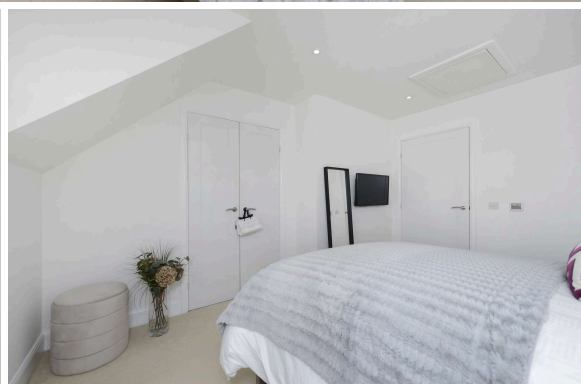


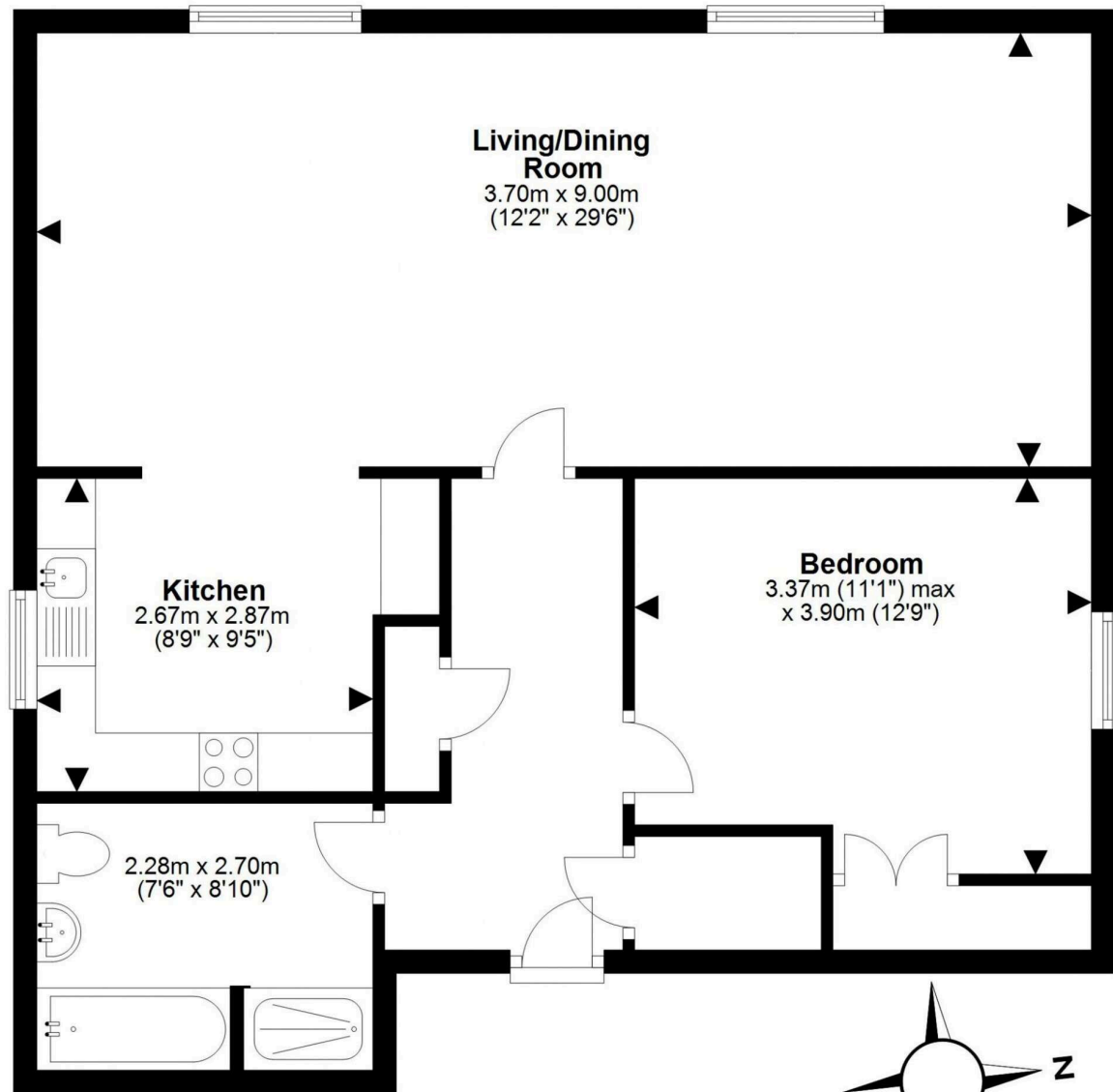
The subjects are located in the highly regarded Colinton area of Edinburgh, which lies to the south of the City Centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, including Tesco and Morrison Superstores, supported by the usual 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.

EPC B, Council tax C. The factor is Hacking and Paterson and the average cost is £200 per quarter. This includes items including cleaning of the communal stairwell, buildings insurance, gardens/grounds maintenance, electricity for communal areas, annual inspection of smoke vents, property management fee.

Golden Share info:

<https://www.edinburgh.gov.uk/downloads/download/15263/guide-to-golden-share-april-2022>





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