



2 Colinton Mains Road  
COLINTON | EDINBURGH | EH13 9AW

  
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solicitors & estate agents





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Well presented extended main door lower villa, set back from the road and enjoying flexible accommodation to three bedrooms benefiting from private front and rear gardens, located in the popular Colinton Mains area around five miles to the South of Edinburgh's city centre.

The property would make a lovely home within a popular residential area and comprises three well proportioned bedrooms- one currently utilised as a dining room, a spacious living room with bow window, a generous kitchen with space for dining and fitted with floor and wall units with integrated, and space for, appliances.

Completing the accommodation is the shower room with electric shower cubicle. The property also benefits from gas central heating, double glazing, a driveway as well as ample on street parking and has a large garden to the front, and patio and shed to the rear.

- Well presented main door lower villa
- Set back from the road
- Spacious bow windowed living room
- Extended to create fitted dining kitchen
- Two double bedrooms and one small double/dining room
- Shower room with electric shower
- Gas central heating
- Double glazing
- Private front and rear gardens
- Driveway

All curtains, blinds, washing machine, dishwasher, fridge-freezer, cooker and hob included in sale. EPC Rating C.

There are no factoring charges associated with this property.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://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.





