



13/3 Firrhill Crescent
COLINTON | EDINBURGH | EH13 9EN

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Nestled on a quiet residential street in the heart of Colinton Mains, this bright and spacious two-bedroom first-floor apartment offers an excellent opportunity for first-time buyers or buy-to-let investors. The property enjoys a prime location with easy access to superb local amenities, excellent transport links, and expansive green spaces.

The accommodation comprises a welcoming entrance hallway with generous built-in storage, a bright and airy living/dining room complete with a charming feature fireplace and ample space for both lounge and dining furniture. The modern, well-appointed kitchen is thoughtfully designed with a range of wall and base units, offering both functionality and style.

There are two well-proportioned double bedrooms, and the home is completed by a contemporary bathroom finished to a high standard.

Externally, the property boasts a beautifully maintained private rear garden, featuring a patio area ideal for outdoor dining and a large lawn perfect for relaxation or entertaining.

Additional benefits include unrestricted on-street parking and a peaceful yet convenient location.

- Bright, spacious two-bedroom first-floor apartment
- Prime, quiet location in Colinton Mains with excellent amenities and transport
- Generous built-in storage in entrance hallway
- Modern kitchen with stylish wall and base units
- Private rear garden with patio and large lawn
- Unrestricted on-street parking

Energy rating C, Council tax band B. There is no factor associated with this property.

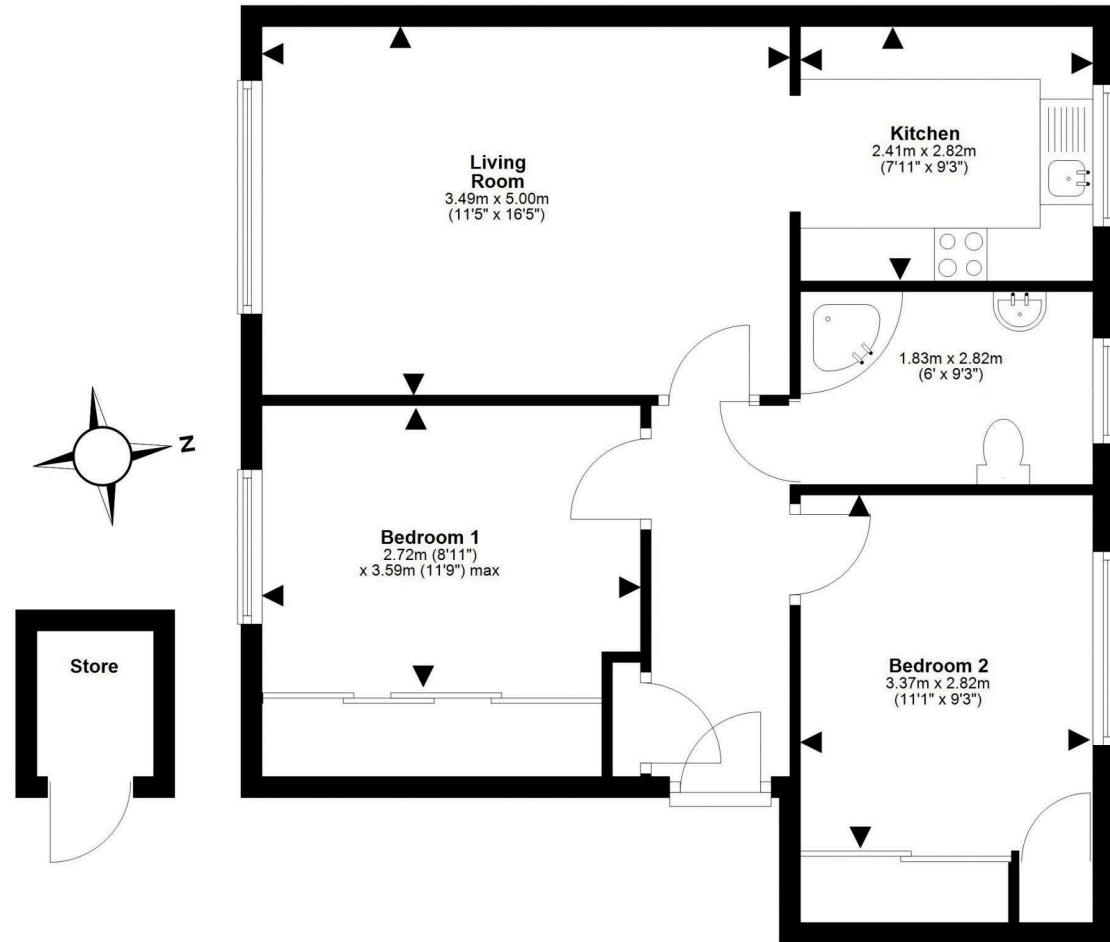
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The subjects are located in the highly regarded Colinton area of Edinburgh, which lies to the south of the City Centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, including Tesco 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 will be TV in living room, all blinds, dishwasher, washing machine, fridge/freezer and curtains in the bedrooms.





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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc