



43/5 Firrhill Drive
COLINTON MAINS | EDINBURGH | EH13 9ES


warners
solicitors & estate agents



43/5 Firrhill Drive

COLINTON MAINS | EDINBURGH | EH13 9ES

Well presented, light and spacious three-bedroom second floor apartment with south-facing private balcony, garden area and decking, set in the heart of Colinton Mains surrounded by quick transport links, excellent local amenities and vast open green spaces. This lovely property will make an ideal first-time purchase or buy to let investment and comprises of a welcoming hallway with good storage, bright living room with leafy outlook and ample space for both relaxing and dining furniture, a well appointed modern kitchen fitted with floor and wall units and space for appliances, two double bedrooms, one with Pentland views, and a third bedroom/office with direct access to private balcony. The flat is completed by a bathroom with electric shower over bath and benefits from gas central heating, double glazing and fantastic storage options including Ramsay ladder access to a partially floored attic, and externally, further external under-stair storage, private and shared gardens to the rear of the property, and unrestricted on street parking.

- Second floor apartment with private and shared gardens
- Welcoming hallway with storage
- Bright living/dining room
- Modern fitted kitchen
- Two double bedrooms
- Single bedroom/office to sunny south facing balcony
- Contemporary bathroom with electric shower over bath
- Fantastic storage options including Ramsay ladder access to partially floored, private attic and external store
- Private garden with decking area
- Communal drying green

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

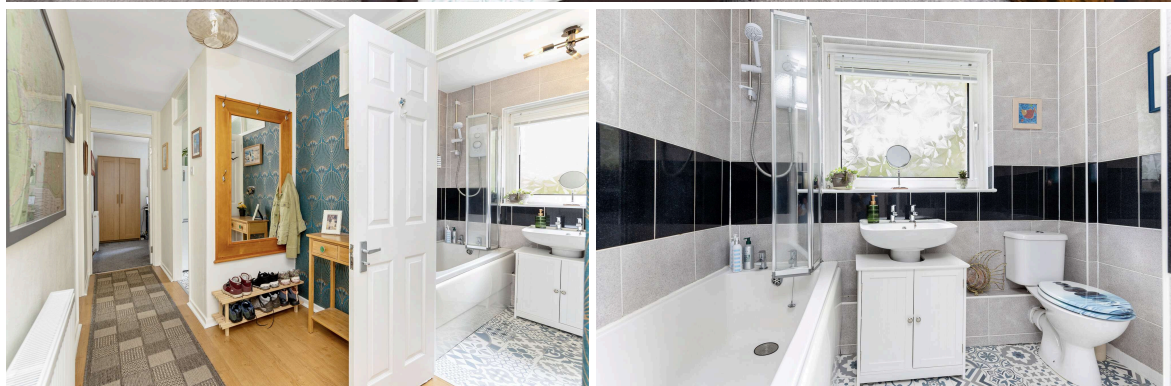
Extras included in this sale will be the gas cooker, washing machine, fridge-freezer, and blue garden bench.

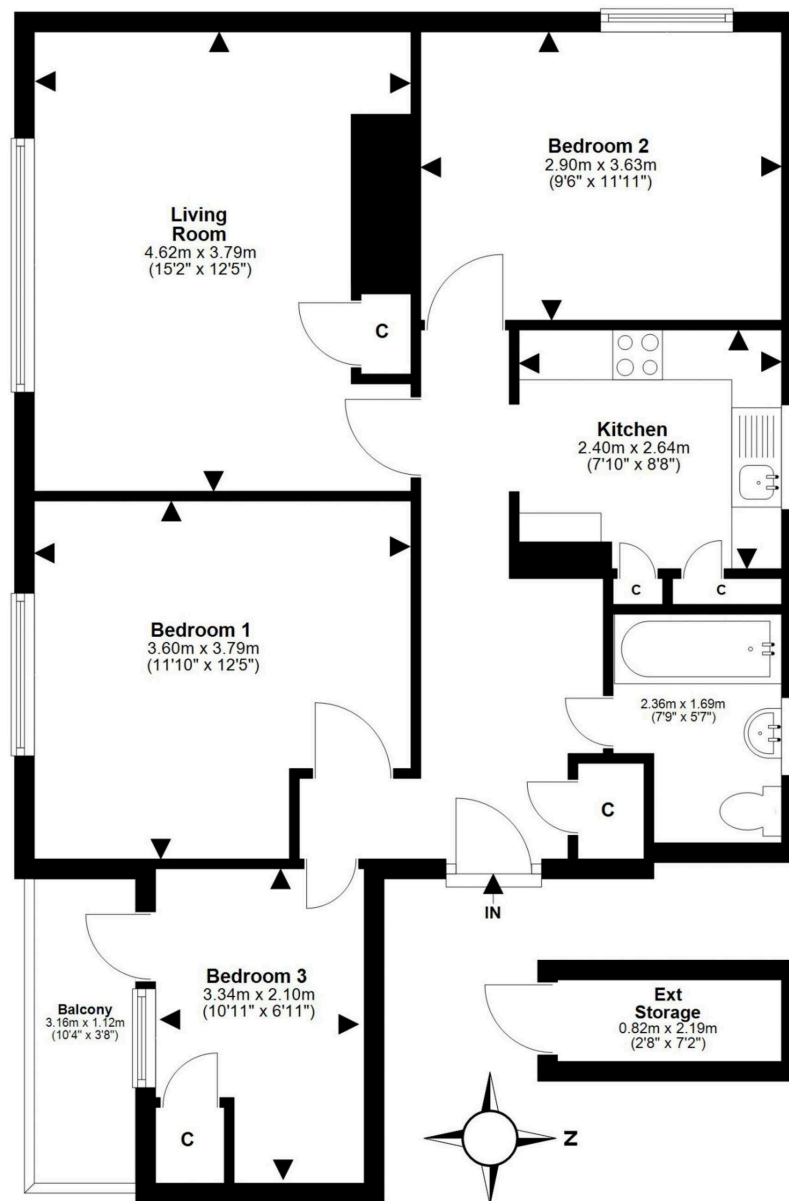
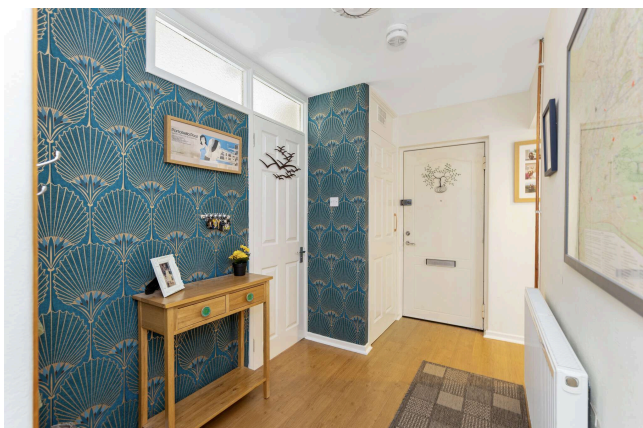
All curtains can also be included with the exception of the curtains in the living room.

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



Offering views of the rugged Pentland Hills, the popular suburb of Colinton Mains promises a quiet, leafy setting just four 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 cafes, 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 include Oxbgangs Primary School and Firhill High School, whilst many of the capital's prestigious independent schools, as is the Edinburgh Napier University Craiglockhart Campus are also within easy reach. 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.





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