



48/7 Scald Law Drive
COLINTON | EDINBURGH | EH13 0FL


warners
solicitors & estate agents



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Tucked away in a peaceful cul-de-sac and just moments from expansive green spaces, excellent transport links, and a wealth of local amenities, this beautifully presented apartment enjoys sweeping panoramic views. Set within well-maintained communal grounds, the property benefits from gas central heating, double glazing, residents' parking, and a secure bicycle store.

Inside, a welcoming entrance hallway with a handy storage cupboard leads to a bright and spacious open-plan lounge and kitchen, offering generous living and dining space. French doors open onto a Juliet balcony, framing picturesque views. The contemporary kitchen is fitted with stylish units and quality finishes.

The master bedroom features double built-in wardrobes, while the second double bedroom is equally well-proportioned. A chic main bathroom, complete with a shower over the bath, and an additional storage cupboard complete the accommodation.

Early viewing is highly recommended to fully appreciate the elegant interiors and the perfect blend of tranquillity and connectivity this home offers.

Peaceful cul-de-sac location, moments from green spaces and transport links

- Panoramic views from Juliet balcony
- Bright, spacious open-plan lounge/kitchen/dining area
- Master bedroom with double built-in wardrobes
- Stylish, modern bathroom with shower over bath
- Residents' parking, secure bike store, and manicured communal grounds
- Council Tax Band D
- Energy Rating Band B

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

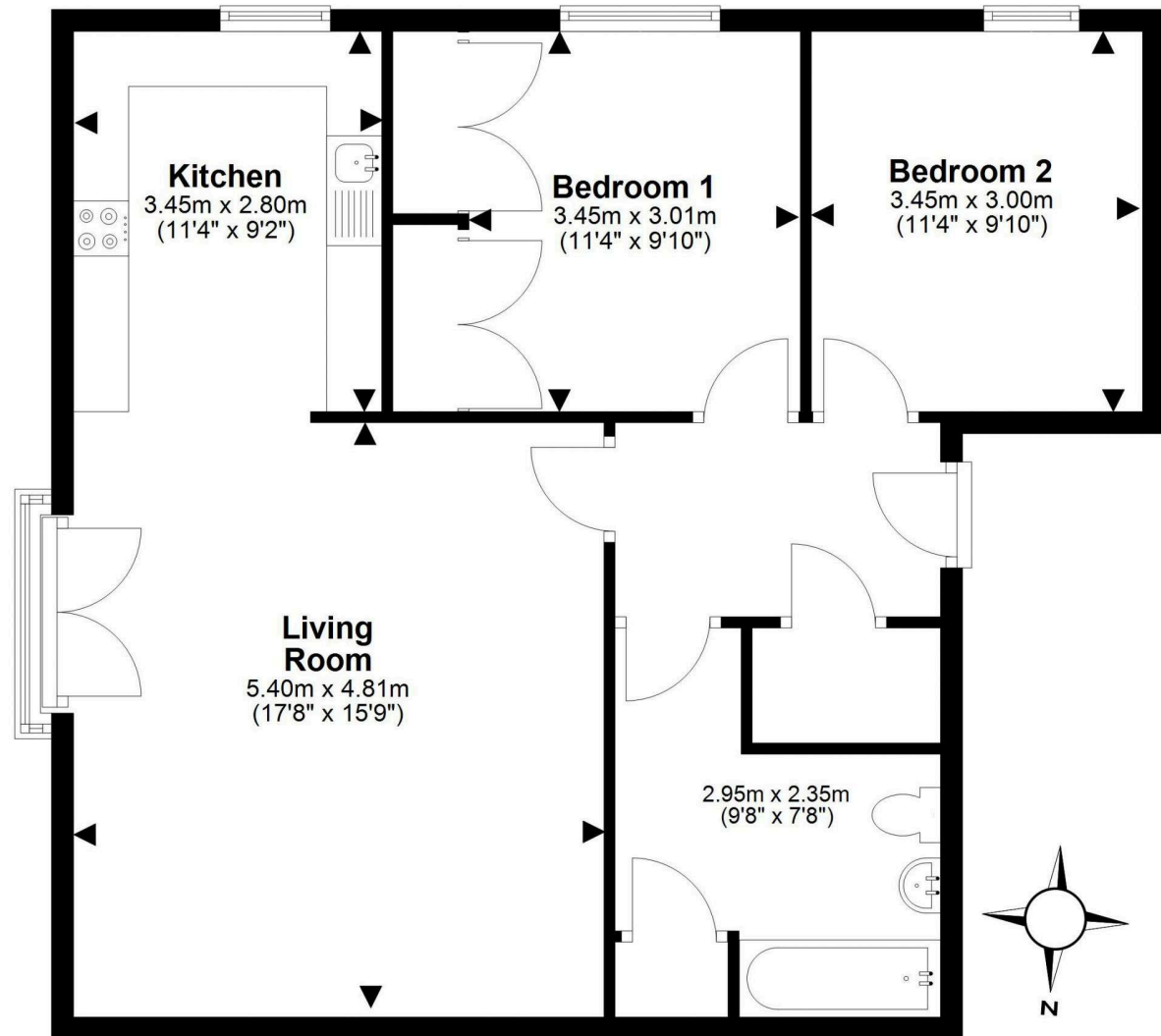


Factor: Hacking & Paterson Verdant - North Reception 2 Redheughs Rigg South Gyle Edinburgh EH12 9DQ Deposit held: Approx. £250.00 Monthly standing order: £58.00

Extras: Fridge/freezer (integrated), dishwasher (integrated), washing Machine (integrated), oven/hob (integrated), curtain poles (living room and bedrooms), window blinds (in both bedrooms, shoe cupboard (at front door in communal hallway)

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.





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.