



13/6 Firrhill Crescent
COLINTON | EDINBURGH | EH13 9EN

warners
solicitors & estate agents



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Exceptionally well presented, light and spacious top floor flat much enhanced by stylish modern fittings and boasting a lovely outlook across to the Pentland Hills.

Quietly situated with a south facing aspect to front, the flat would be ideal as a starter home for a single person or couple and is offered to the market in move in condition. Viewing is highly recommended to appreciate all the great features detailed below.

- Sunny south-facing living/dining room
- Contemporary style fully equipped kitchen featuring matt charcoal units and marbled worktops
- Principal double bedroom with fitted wardrobe
- Second double bedroom
- Fully tiled bathroom with mixer shower and drench head
- Entrance hall/two store cupboards
- Shared attic space/stairwell cupboard for storage
- Double glazing
- Gas central heating
- Private garden area to rear set against wooded backdrop
- Unrestricted on-street parking
- Ideal location for easy access to amenities

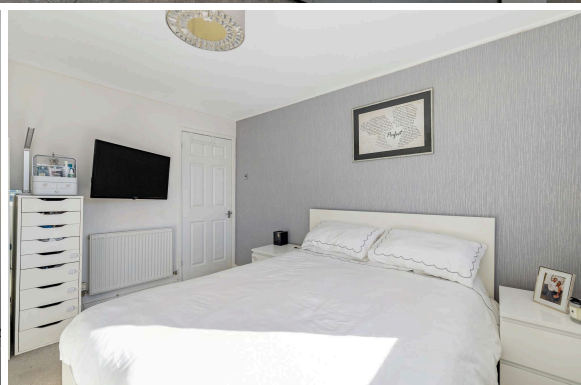
Energy Rating C and Council Tax Band B

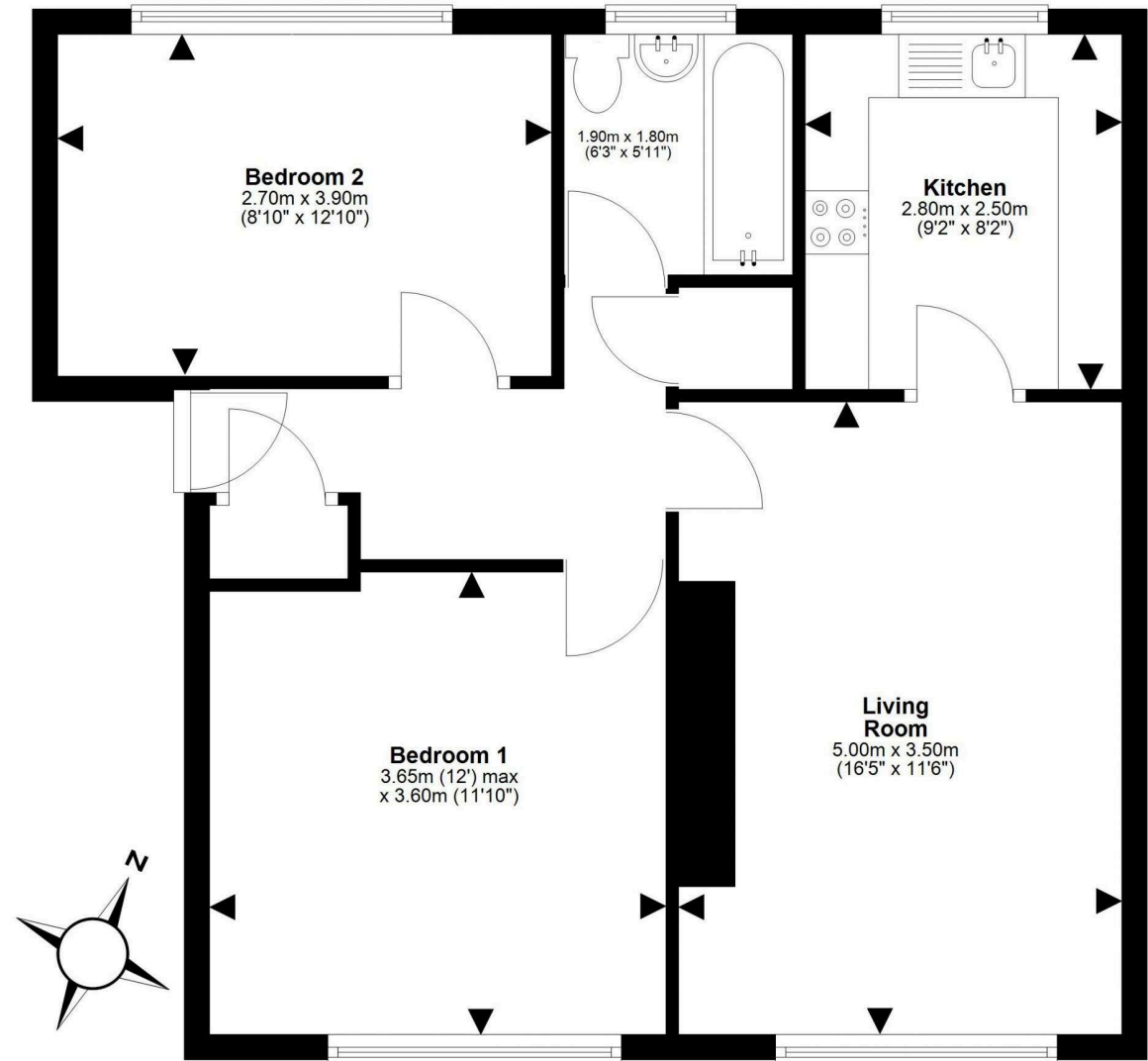
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.

Integrated appliances, roller blinds in bedroom and living room, and light fittings included in sale.





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.