



2 Colinton Grove, Edinburgh, EH14 1DB

Description

Attractive stone built semi-detached house which is well-presented, in good order and offers generous family accommodation over two levels. The property has private front and rear gardens, driveway, gas central heating and double glazing. The property is situated at the end of a quiet cul de sac within the popular Craiglockhart area of Edinburgh, close to excellent schools and amenities.

The accommodation comprises:

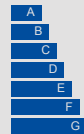
- Entrance hall with deep storage cupboard and carpeted staircase
- Front facing sitting room with living flame gas fire (currently capped)
- Fitted kitchen with a range of wall and base mounted units with laminate worktops with inset sink and appliances including electric cooker, washing machine and fridge freezer
- Conservatory leading out to the garden and with south facing aspect
- Dining room / bedroom 4
- Modern downstairs shower room with easily accessible shower with Mira sport electric shower, wash basin and WC
- Two good sized rear facing downstairs bedrooms
- Upstairs the landing has access to the loft space, which provides excellent storage and where the gas central heating boiler is housed; a further linen / airing cupboard is located at the end of the upstairs landing



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- There are two further bedrooms, both of which have dormer windows and the front bedroom has a built-in wardrobe
- Conveniently there is also a further modern shower room on this level

Outside and Gardens

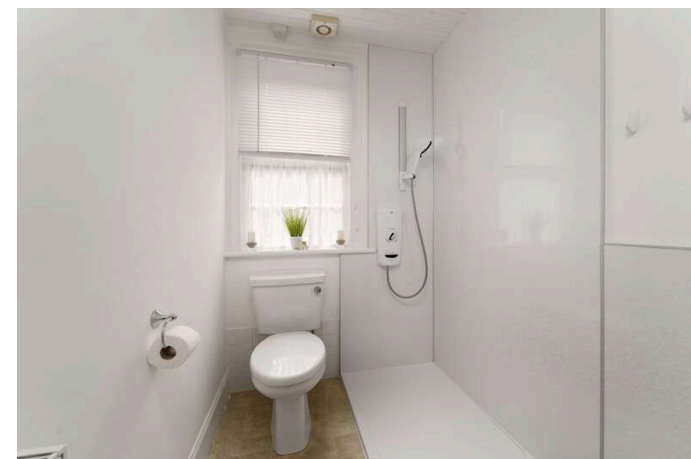
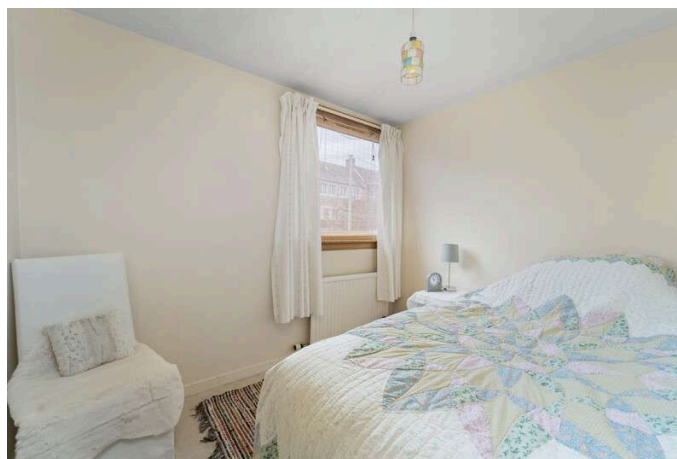
Sunny, mature private rear garden with generally south facing aspect which is mostly laid to lawn, has raised borders and patio area. It also has side access. The front garden has been monoblocked to create a driveway with space for three cars.

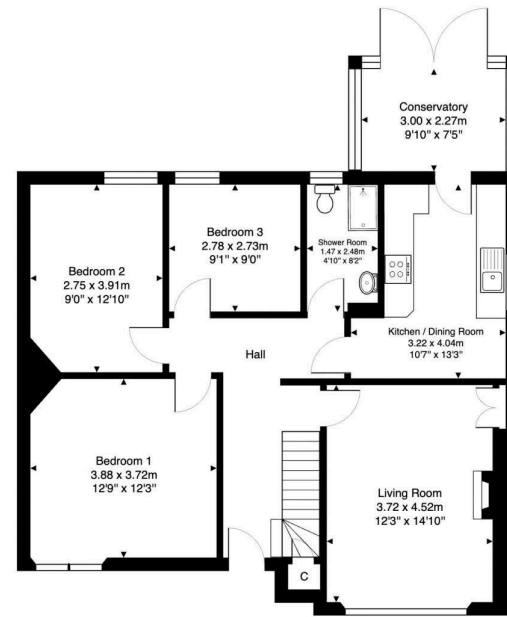
Location

The property is located in the sought after residential area of Craiglockhart, approximately three miles south west of the City Centre. There is a good range of local convenience shopping nearby including a Waitrose, Margiotta, Tesco local, with a large Asda and Sainsbury's nearby at Chesser. There are excellent schools nearby including many leading independent schools, which cater for all age groups. Local recreational facilities include the Merchant's Golf Course, Craiglockhart Sport and Tennis Centres. Scenic walks along the Water of Leith and Union Canal Walkways can be enjoyed and these provide access to an extensive walk/cycle network. Local frequent bus services run from nearby to the City Centre.

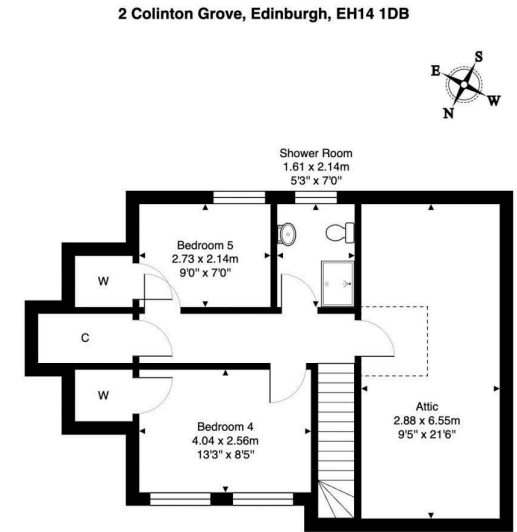
Council tax

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.





Ground Floor



First Floor

Total Area: 140.7 m² ... 1514 ft²
 All measurements are approximate and for display purposes only.

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
 22 St. John's Road, Corstorphine, EH12 6NZ
 DX 550 440 Edinburgh 44

F: 0131 539 7035
 E: property@dmdpartnership.co.uk
 T: 0131 316 4666

www.dmdlaw.co.uk

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