



15 Colinton Mains Crescent, Edinburgh, EH13

Description

Beautifully presented and spacious three-bedroom lower villa with private entrance, multi-car driveway and private rear garden. It is well looked after and in excellent condition throughout. There is UPVC double glazing, cavity wall insulation and it benefits from gas central heating with a new combi boiler fitted in 2024 and with Nest heating controller.

The accommodation comprises:

- Entrance hall with deep storage cupboard housing the modern Alpha combi boiler
- Spacious living / dining room with oak style laminate flooring
- Modern bathroom with fitted furniture with inset wash basin, WC, and shower bath with mains pressure shower over.
- Two spacious front facing double bedrooms with oak style laminate flooring
- Fitted kitchen with a range of modern matte finish units, laminate worktops with matching splashbacks and appliances including AEG induction hob with extractor hood, De-Dietrich combination oven and separate electric fan assisted oven
- Good sized third bedroom / home office with direct garden access



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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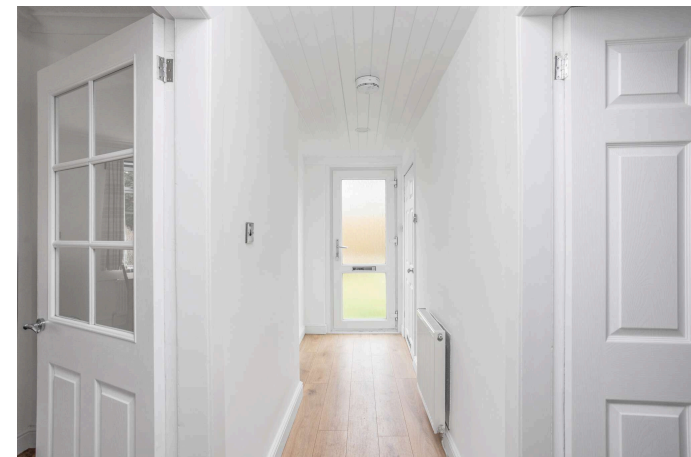
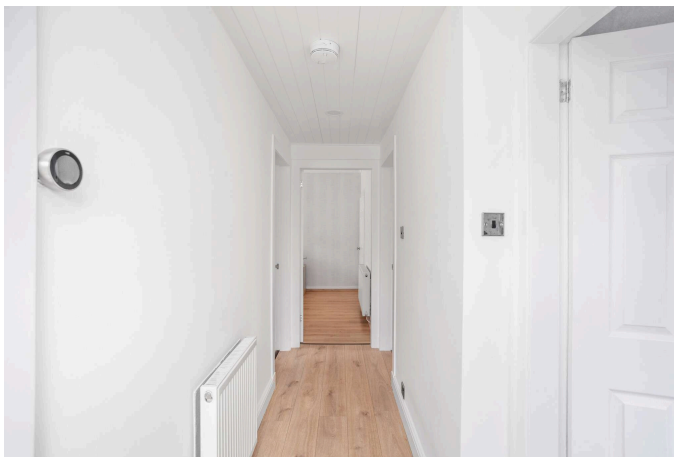


EPC RATING
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Outside and Gardens

There is a low maintenance rear garden with a paved patio. The two sheds will be removed. There is a shared drying green with clothes lines. There is a large multi-car driveway to the front with space for five cars. There is also unrestricted parking available on street.

Location

Colinton Mains is a quiet and popular residential area located to the south west of the city centre. Good local shops provide for all day-to-day requirements including a Tesco superstore within walking distance, as well as an Aldi nearby at Oxfords and Morrison's at Hunter's Tryst. More extensive shopping can be found at nearby Morningside and at the Gyle Shopping Centre, which is within a short drive. There is a library and GP / doctor's surgery within the vicinity. Schooling is well represented from nursery to senior level. Leisure facilities include many public parks, golf courses, Hillend Ski Centre and the Pentland Hills National Park. Green spaces nearby include Dreghorn Woods. Regular bus services take you to and from the city centre and many suburbs. The city by-pass is a few minutes away giving access to main motorway networks.

Extras

The fixed floor coverings, blinds, curtains, light fittings and kitchen appliances will be included in the sale.

Council tax

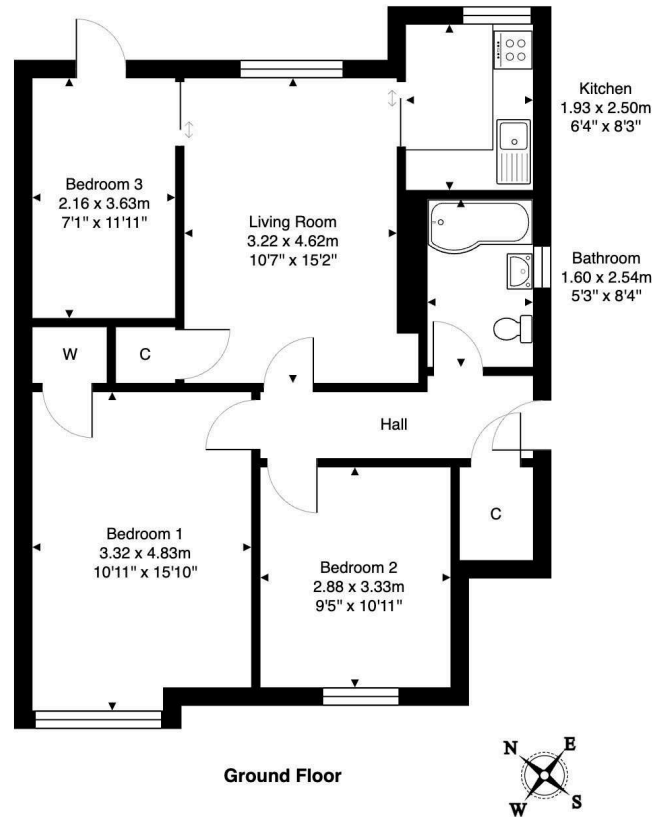
It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.







15 Colinton Mains Crescent, Edinburgh, EH13 9DH



Total Area: 69.9 m² ... 753 ft²

All measurements are approximate and for display purposes only.

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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