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283 Colinton Mains Drive,  
Edinburgh,  
EH13 9AZ



- Maindoor upper villa offering great potential
- Requiring modernisation
- Generous garden & expansive drive
- Sittingroom
- Kitchen
- 2 double bedrooms
- Bathroom
- Double glazing
- Attic

Offers Over : £170,000

espc / rightmove  / Zoopla /  /  / 

camsmith.co.uk



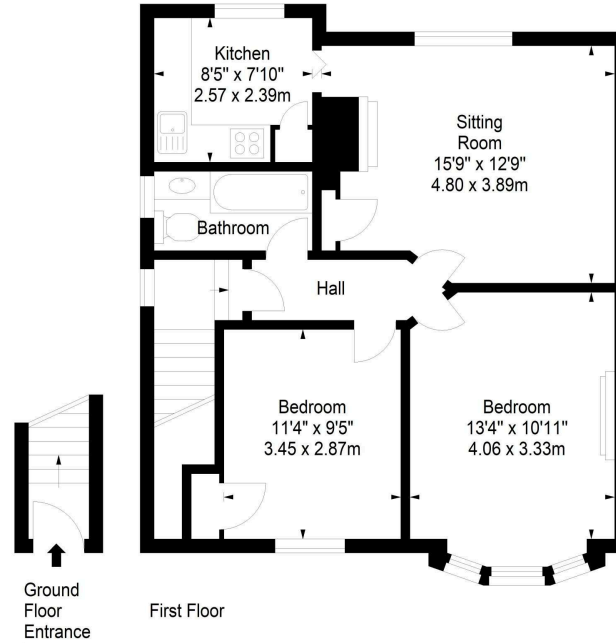




### Colinton Mains Drive, EH13 9AZ



Approx. Gross Internal Area  
682 Sq Ft - 63.36 Sq M  
For identification only. Not to scale.  
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21 York Place, Edinburgh, EH1 3EN

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[camsmith.co.uk](http://camsmith.co.uk)

+ Extras  
Fitted carpets, curtains, electric cooker and washing machine included. No warranty is given regarding the services, systems or any appliances

Buses  
Colinton Mains Drive - 4, 27, 400  
Skylink, N400 Skyline

Shops  
Colinton Mains Drive, Tesco, & Aldi nearby

Schools  
Oxgangs PS, St Mark's RC PS, Firrhill HS, St Thomas of Aquins RC HS

Parking  
Expansive driveway & on street

Council Tax Band - C

EPC - G

Factor  
None

Viewing  
Telephone Campbell Smith on  
0131 555 2999

DISCLAIMER  
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.