


COULTERS[©]

37 SCALD LAW DRIVE

COLINTON, EDINBURGH, EH13 0FE

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

37 Scald Law Drive is a beautifully presented, bright and well-proportioned modern home, located on a pretty, exclusive modern development within sight of the Pentland Hills in highly sought after Colinton. The property is well finished and offers extremely engaging accommodation throughout, with modern fixtures and fittings and private front and rear gardens to create a delightful home. Lovely woodland walks are close by, provided by the neighbouring Dregghorn Woods, along Donald's Well and Bonaly Burn. The property opens onto a practical entrance vestibule, which in turn opens onto the lovely bright sitting room which has leafy views to the front of the property.

KEY FEATURES



Immaculately presented end of terrace house.



Two beautifully presented double bedrooms.



Private front and rear gardens.



Unrestricted on-street parking.



Quiet residential street in highly desirable area.

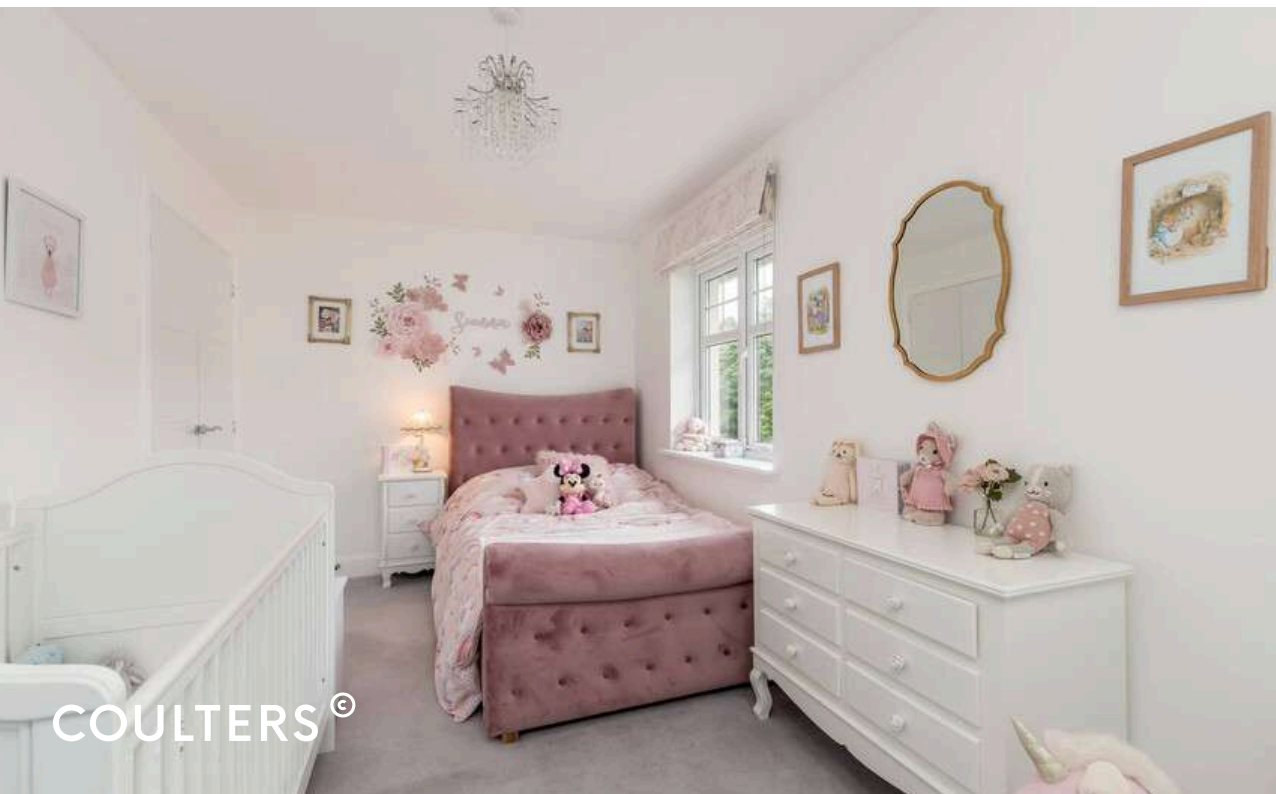


Close to delightful woodland walks.



The spacious and airy dining kitchen is fitted with stylish modern wall and base mounted cabinetry and integrated appliances which comprise; gas hob, electric oven, extractor hood, fridge/freezer, dishwasher and washing machine. A handy WC is also found at ground level which has also been used as an office space by the current owner. On the first floor there are two beautiful double bedrooms, both with fitted cupboards, in addition to a contemporary bathroom with sleek, grey tiling and a white bathroom suite comprising bath (with shower over), WC and wash hand basin. The attic space overhead is accessed from bedroom two. Heating and hot water are provided by gas central heating, whilst the windows are double glazed. The home has tidy, well maintained private front and rear gardens. The enclosed West-facing rear garden is mainly laid to lawn with a patio area and is a lovely space to capture the afternoon sunshine in good weather. Unrestricted parking is available on the street outside.





THE LOCAL AREA

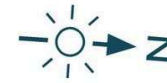
Colinton is perfect for those seeking a peaceful, suburban lifestyle whilst still living within easy reach of the city. It is a picturesque residential area located in the south-west of Edinburgh, nestled at the foot of the Pentland Hills. The high street offers a range of amenities, including independent shops, a small supermarket, cafes, restaurants and several popular pubs. The area is characterised by wide, tree lined streets lined by traditional houses and bungalows. The Pentland Hills and Water of Leith are both on the doorstep making it an ideal location to enjoy outdoor activities such as cycling, walking, and running. Colinton has a friendly and close-knit community, with a mix of young families, working professionals and retirees. Colinton has a mix of highly-regarded schools in both the public and private sector. Regular bus services offer swift access to Edinburgh's cultural and commercial districts and the City Bypass, M8 and M9 are easily accessible.

EXTRAS

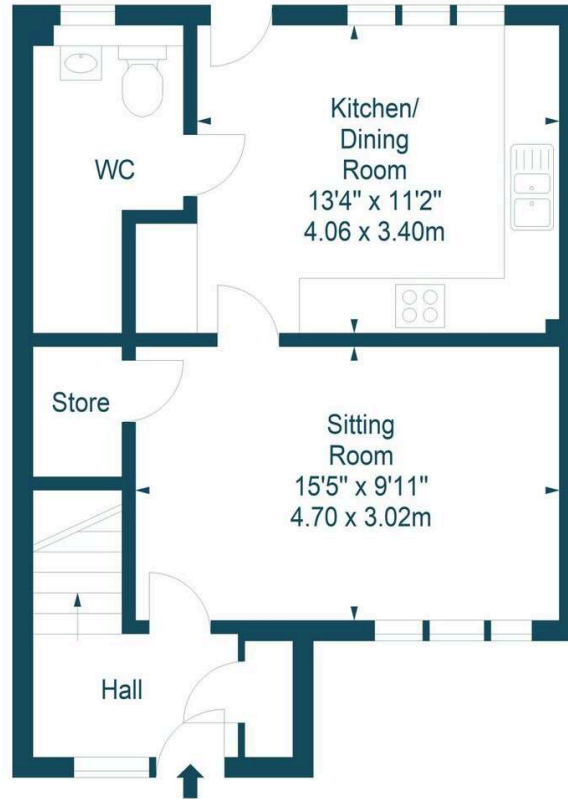
The Shed, all blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. Please note the sitting room ceiling light will be replaced with a standard pendant and the bookshelves in bedroom two will be removed due to sentimental reasons. The factors are Hacking & Paterson for landscaping of the communal areas of £60 per month.



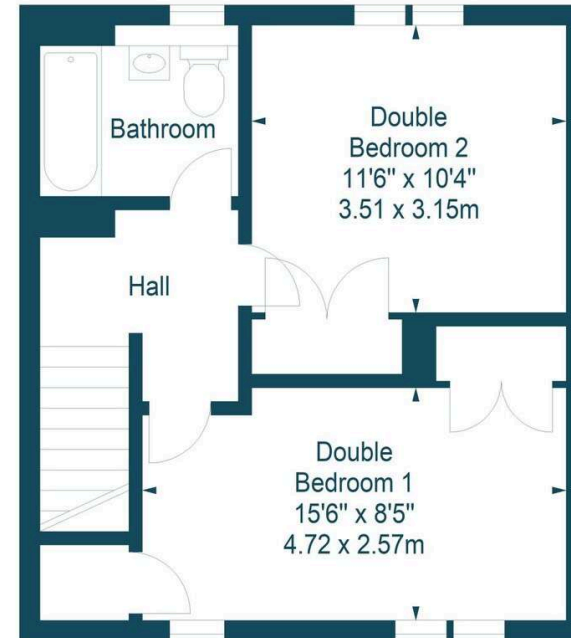
Scald Law Drive,
Edinburgh,
Midlothian, EH13 0FE



Approx. Gross Internal Area
885 Sq Ft - 82.22 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.