


COULTERS[©]

256 COLINTON MAINS ROAD

COLINTON MAINS, EDINBURGH, EH13 9BU

 2 BED

 1 BATH

 PUBLIC



TAKE A LOOK INSIDE

This newly renovated lower villa is positioned on a quiet residential street within the popular area of Colinton Mains.

The property comprises of a welcoming hall with a utility cupboard, a modern kitchen with a range of wall and floor mounted cabinets and integrated appliances including a fridge freezer, oven and four ring induction hob. The kitchen leads into the spacious and sitting room with double French doors leading to the private rear garden.



KEY FEATURES



Newly renovated lower villa.



Two generous double bedrooms.



South-east facing private rear garden.



Private driveway parking.



Quiet residential area.



Within a short walk of local shops.





The two generous double bedrooms and sleek three piece modern partially tiled bathroom is with bath and overhead rainfall shower, and chrome heated towel rail complete the accommodation.

The private south-east facing rear garden spans over two levels one of which is paved and the higher level consists of lawn area and mature shrubs. The property benefits from gas central heating, double glazing, and private parking for one car.



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 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 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

All light fittings, fitted flooring and integrated appliances are included in the sale price.

GET IN TOUCH



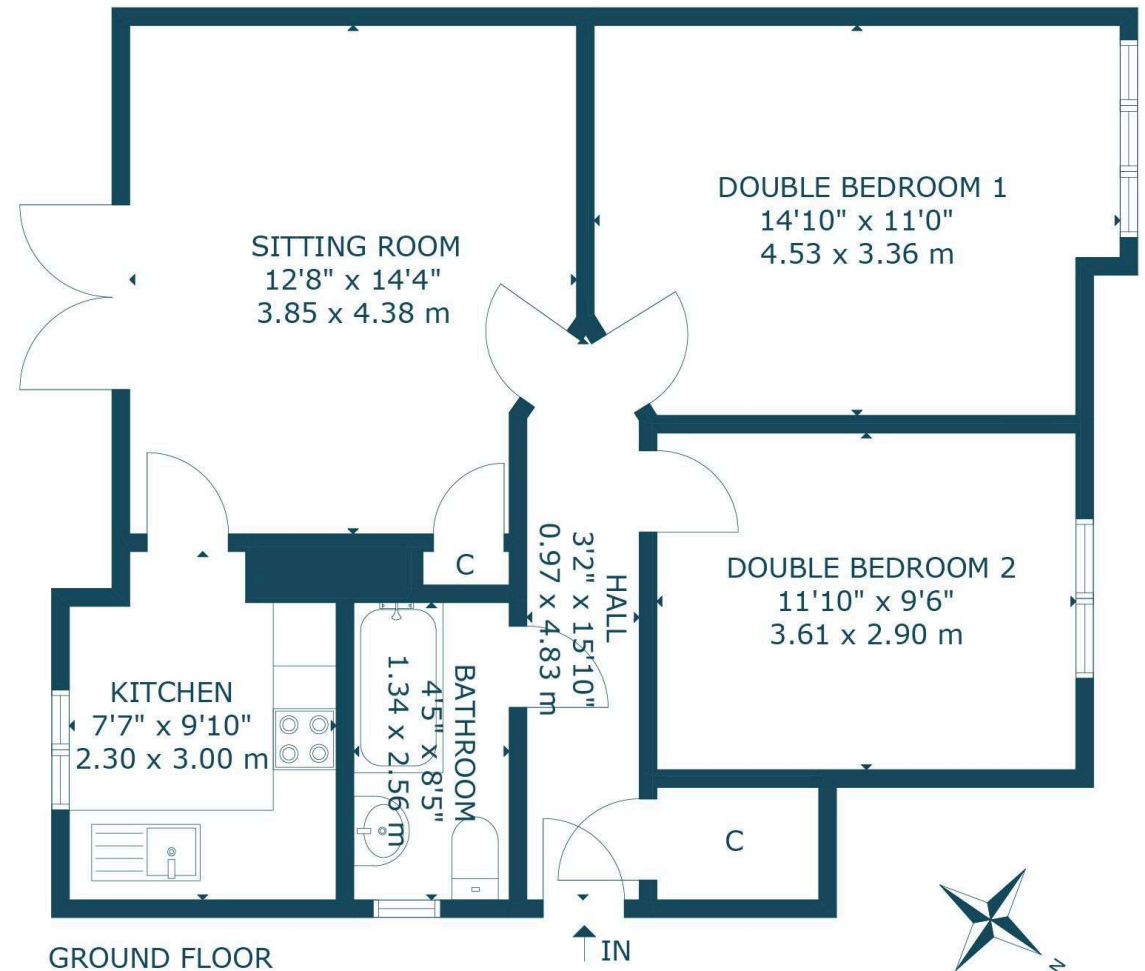
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GROUND FLOOR

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 656 SQ FT / 61 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.