

COULTERS[©]

10 SCALD LAW DRIVE

COLINTON, EDINBURGH, EH13 0FE

 5 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

10 Scald Law is a stunning five bedroom detached house situated within the exclusive Polofields development by Cala Homes.

This modern home offers spacious, immaculately presented accommodation in a beautiful setting, overlooking delightful green open spaces and with The Pentland Hills as a picturesque backdrop.

KEY FEATURES



Stunning detached house in an exclusive development



Five double bedrooms, 2 with ensembles



Private front and rear gardens



Double garage with EV charge point



Close to wonderful walks and outdoor pursuits



Excellent local amenities in Colinton

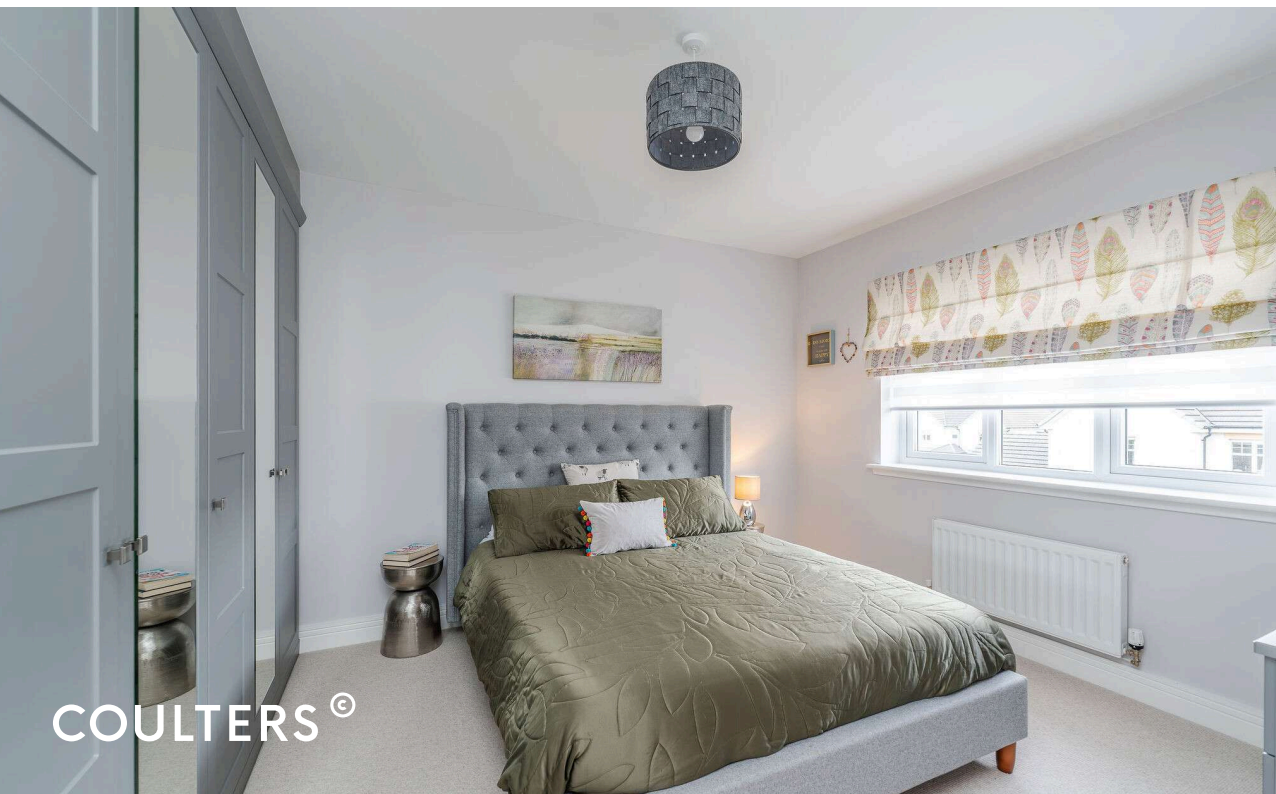




Tucked away at the back of the development, the property benefits from excellent privacy and a child friendly environment. The heart of the home is the outstanding open plan kitchen, dining and family room. The kitchen has stylish cabinetry and quality integrated appliances. A utility room with matching units flows off the kitchen and provides access to both the garage and garden.

The formal sitting room which has been beautifully decorated, conveniently adjoins the family room via French doors. Also on the ground floor is an entrance vestibule, hall, WC and handy under stair storage.





MORE INFORMATION

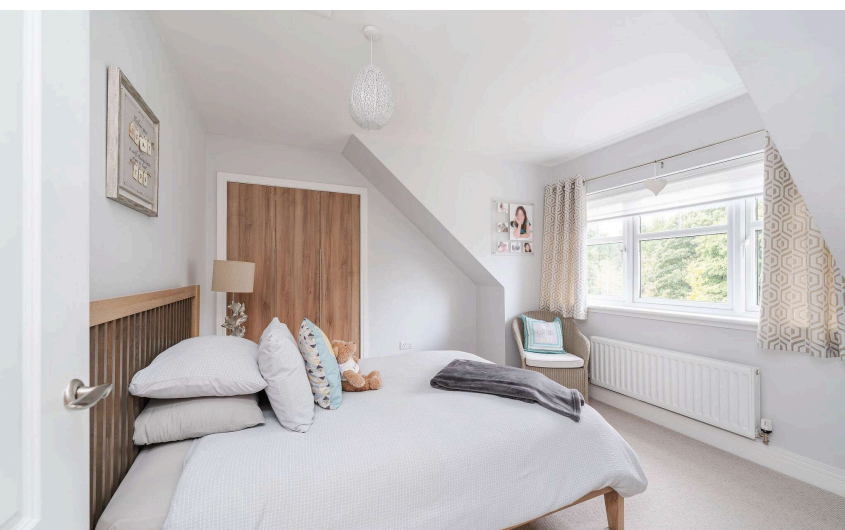
The first floor comprises - principal bedroom suite with built in-wardrobes and en suite shower room; double bedroom two with ensuite shower room; 3 further double bedrooms and a bathroom. Bedrooms two and four have recently been fitted with smart Hammonds wardrobes. A large attic can be accessed from hatches on the upper landing.

Heating and hot water are provided by a gas central heating system operated by a new Worcester boiler and double glazing is fitted throughout. An alarm system is also installed.

Landscaped, fully enclosed gardens are situated to the front and rear of the property and are wonderfully private, offering lovely spaces to sit and enjoy the sun.

An integral, double garage with an electric, remote controlled up and over door has recently had the walls panelled to accommodate practical storage of garden and outdoor equipment. The garage also contains an EV charge point.

Parking for two vehicles is available to front and there is further unrestricted parking within the development.







THE LOCAL AREA

Colinton is a highly desirable and picturesque residential area located in the south-west of Edinburgh, nestled at the foot of the Pentland Hills. It is perfect for those seeking a peaceful, suburban lifestyle whilst still living within easy reach of the city.

The high street offers a range of amenities, including independent shops, post office, pharmacy, 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. There is also a popular local tennis club and an excellent selection of golf courses in the surrounding area.

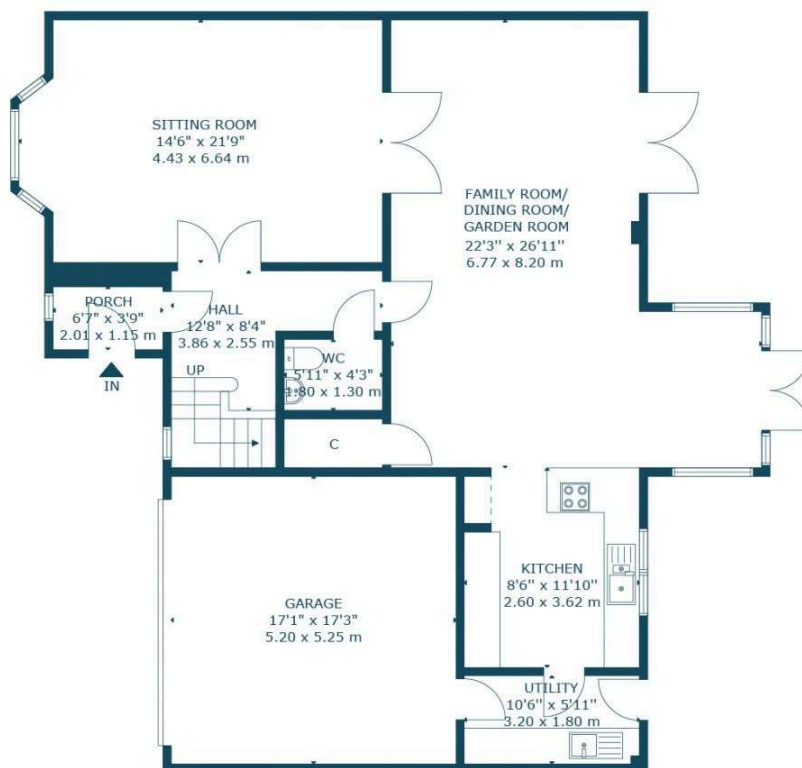
Colinton has a friendly and close-knit community, with a mix of young families, working professionals and retirees.

The property sits in the catchment for highly regarded Bonaly Primary School and Firrhill High School. Private schools can easily be reached by car or via the regular bus services that are available. The City Bypass can be reached in just five minutes which provides a quick connection to the M8 and M9 and Edinburgh Airport.

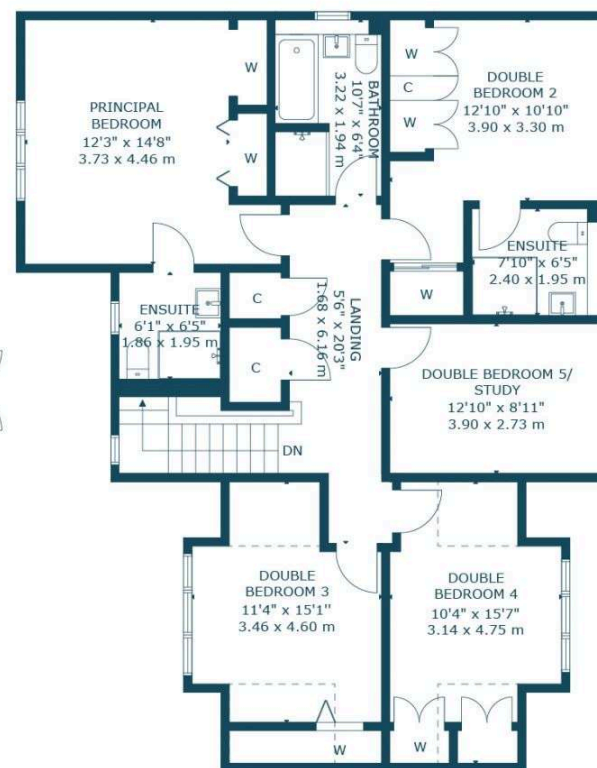
EXTRAS

All roller/venetian blinds, fitted flooring and white goods are included in the sale price along with some light fittings. The fabric blinds and light fittings within the sitting room and family room/dining room are NOT included. Other items may be available via separate negotiation.





GROUND FLOOR



FIRST FLOOR



10 SCALD LAW DRIVE, EDINBURGH, EH13 0FE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2,345 SQ FT / 217 SQ M | GARAGE 293 SQ FT / 27 SQ M

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

Copyright © Nest Marketing www.nest-marketing.co.uk

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



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.