

COULTERS[©]

16/2 FIRRHILL DRIVE

COLINTON MAINS, EDINBURGH, EH13 9ET

 3 BED  1 BATH  1 PUBLIC



VIRTUALLY STAGED IMAGE



COULTERS[©]

TAKE A LOOK INSIDE

With views of the Pentland Hills, 16/2 Firrhill Drive is an extremely impressive maindoor flat, lovingly and fully refurbished to a fantastic standard throughout. Situated within the popular residential district of Colinton Mains, close to good local amenities and transport links, the property would make an ideal purchase for first time buyers, a family, downsizers, young professionals or buy-to-let investors.

The property has been significantly altered to create unique accommodation in the area, with its own front door, a stylish modern lounge/dining/kitchen, a gorgeous contemporary shower room, along with a total of three delightful bedrooms, a large private monobloc driveway and an enclosed rear private garden.

KEY FEATURES



Impressive, fully refurbished maindoor flat.



Three bright bedrooms.



Private enclosed rear garden ground with patio area.



Large monobloc driveway to the front of the building.



Situated in the popular area of Colinton.



Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - B



The front door opens onto the spacious sitting room / dining room / kitchen with views to the front of the property. A sleek fitted kitchen flanks one side of the room with both wall and base mounted cabinetry. The kitchen appliances comprise electric hob, oven, extractor hob, dishwasher and fridge/freezer. Remote control LED lighting has also been fitted around the ceiling. There are three bright bedrooms, flooded with natural light and attractive flooring. Both the hall and the third bedroom have been finished with bespoke Venetian plasterwork. In addition to the main door, there is a rear door which opens onto the communal hall and stair. Located in this area is a vestibule and handy storage cupboard. A stunning shower room (with shower cubicle, WC wash hand basin, heated towel rail, heated mirror and bespoke shelving) completes the fantastic internal accommodation. Externally to the front of the building is a large monobloc driveway. To the rear is an enclosed terraced private garden, mainly laid to lawn, with raised planters and a patio area.





VIRTUALLY STAGED IMAGE



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THE LOCAL AREA

Colinton Mains is a popular residential suburb situated to the southwest of the city centre. A wide range of local amenities is available including conveniences stores, pharmacy and post office, as well as a Tesco superstore in Colinton and a further range of amenities in nearby Morningside, including both a Waitrose and Marks and Spencer food hall, a great selection of restaurants, bars and cafes, a cinema, theatre and other numerous boutique shops.

Pre-school, primary and secondary schooling are all available nearby. There are excellent leisure facilities close by, with the Braid, Pentland and Blackford hills for the outdoor enthusiast, providing delightful walks, a snowsport centre and a range of both public and private golf courses.

Colinton Mains Park also provides a delightful space for outdoor recreation with designated toddler and teenager areas. The city centre itself is easily accessible, with regular buses from Oxfangs Road, (Braidburn Valley stop), and the Edinburgh Bypass leads to the motorway network of central Scotland and Edinburgh's international airport.

EXTRAS

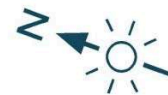
All light fittings, fitted flooring and integrated appliances are included in the sale price.

Please note that some of the images have been virtually staged.

HOME REPORT VALUATION: £185,000



Firrhill Drive, EH13 9ER

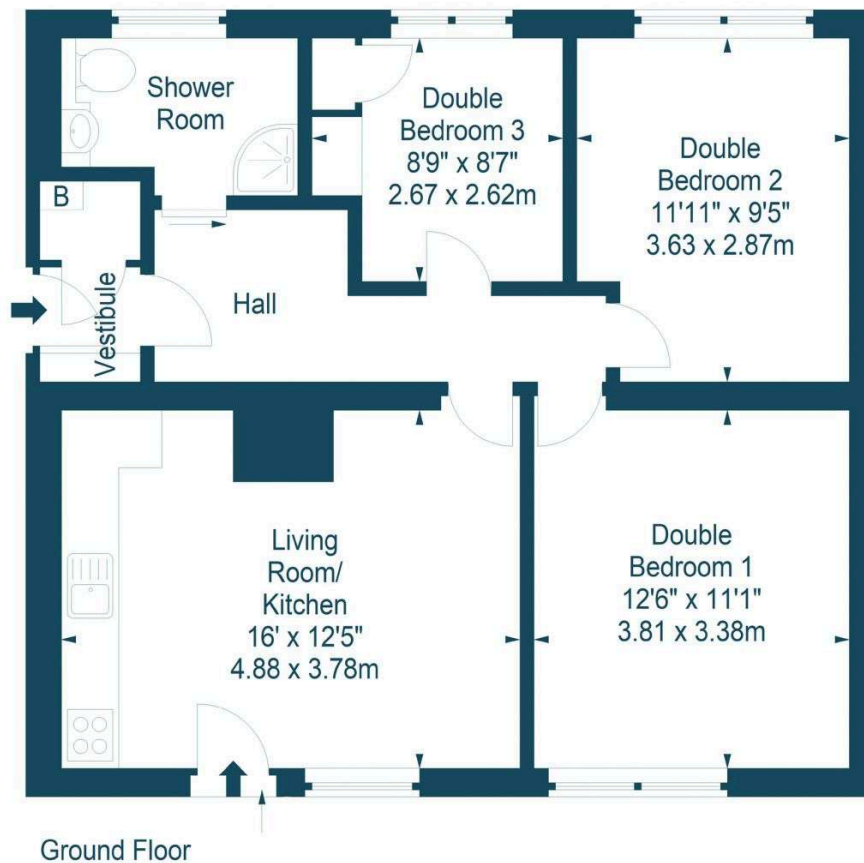


Approx. Gross Internal Area

707 Sq Ft - 65.68 Sq M

For identification only. Not to scale.

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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.