



25 Colinton Mains Terrace
COLINTON | EDINBURGH | EH13 9AS



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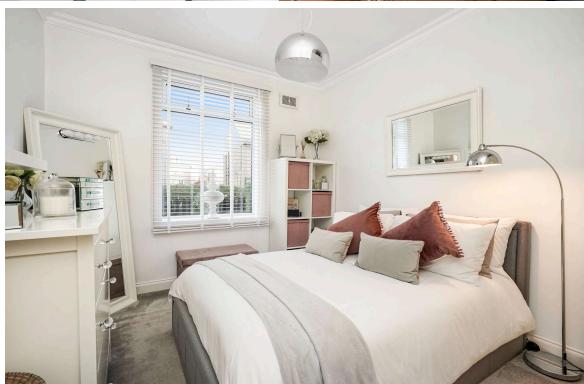
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Extremely well-presented extended main door lower villa, set back from the road and enjoying flexible accommodation to two bedrooms and benefiting from private front and rear gardens, located in the popular Colinton Mains area around five miles to the South of Edinburgh's city centre. The property would make a lovely home within a popular residential area and comprises a spacious living room that leads through to a stunning conservatory that gives access to the quaint private rear garden and further shared garden. The tasteful fully fitted kitchen currently comprises a dishwasher, washing machine, induction hob, oven and fan and fridge/freezer. There are two well-proportioned bedrooms at the front of the property, one with built in storage and a window seat and completing the accommodation is the stylish bathroom with shower over the bath. The property also benefits from gas central heating, double glazing, a driveway as well as ample on street parking and has gardens to the front and rear made up of a patio, shed and lawn.

- Extremely well-presented main door lower villa-
- Spacious living room
- Conservatory with access to the rear garden
- Two well-proportioned bedrooms
- Attractive fitted kitchen
- Gas central heating and Double glazing
- Private front and rear gardens
- Front Driveway

Council Tax C, Energy Rating C

PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, living room and bedroom curtains, blinds in both bedrooms, wall light fixtures in bedroom 1, wardrobes in both bedrooms, rugs in living room, conservatory and hall , tumble dryer and shed will be included in the sale. All other light fittings are excluded from the sale.

Colinton is a designated conservation area through which the Water of Leith runs. The area retains much of its original village charm with a selection of speciality shops. Further facilities can be found at Craiglockhart and Morningside, both locations being easily accessible. Leisure facilities include golf courses, a fitness club, indoor and outdoor tennis and enjoyable walks over the nearby Pentland Hills. Schooling is well represented from nursery to senior level, both in public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

