










Offers Over
£170,000

43/3 Firrhill Drive

Colinton Mains | Edinburgh | EH13 9ES

An excellent opportunity has arisen to purchase this delightful and charming 2/3 bedroom first floor flat affording incredible views of the Pentland Hills from the front with private leafy backdrop to the rear. Enjoying a pleasant setting within easy reach of excellent amenities and superb commuting links.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal garden
-  On-street Parking
-  EPC Rating – C
-  Council Tax Band - B



Description

The stylish, versatile accommodation has been modified in recent times to include electric underfloor heating, triple glazed window units to the side and rear, upgraded kitchen and bathroom with replacement shower and Japanese soaking bath. The property is currently utilised as a 2 bedroom, 2 public room, however could easily be adapted back to a three bedroom if desired. The accommodation offers an eco-friendly, thoughtfully designed interior providing a home full of character and charm. The accommodation comprises; entrance hallway, attractive, well-proportioned reception room with front-facing aspect providing exceptional views of the Pentland Hills. The kitchen is fitted with a range of wall and base units with built-in Induction hob, oven and hood with further appliances included in the sale. A utility cupboard within the hall housing the washing machine. There are two good sized double bedrooms and the third bedroom is currently utilised as a further public room with patio doors leading to the balcony, again offer splendid views. Lastly the bathroom has been fitted with a shower unit with mains shower and a Japanese soaking bath. Further benefits include double glazed units to the front, triple glazing to the side and rear together with electric underfloor heating.



Extras

The fitted floor coverings, light fittings and blinds will be included in the sale together with the Induction hob, oven, hood, fridge freezer and dishwasher.

Externally

There is a private area of garden set within a well-tended communal rear garden with ample on-street parking to the front. In addition, there is a private external store located on the ground floor

Viewing

By appointment through Neilsons on 0131 625 2222.





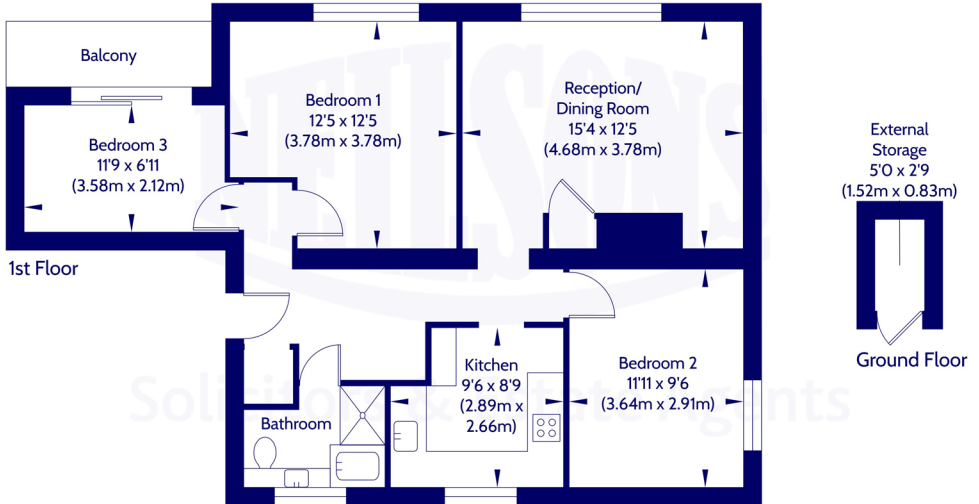
Location

Colinton Mains is a sought-after residential suburb located southwest of Edinburgh's city centre. The area offers a variety of local amenities, including convenience stores, a pharmacy, and a post office. A Tesco superstore is nearby in Colinton, while the vibrant Morningside area provides additional shopping options, such as a Waitrose and Marks & Spencer food hall, as well as a diverse selection of restaurants, bars, cafés, a cinema, a theatre, and numerous boutique shops. Families will appreciate the availability of pre-school, primary, and secondary education in the vicinity. Outdoor enthusiasts can enjoy excellent leisure opportunities, with the Braid, Pentland, and Blackford hills offering picturesque walking trails, a snowsports centre, and several public and private golf courses. Colinton Mains Park also provides a charming outdoor space, complete with designated play areas for toddlers and teenagers. The city centre is easily accessible via regular bus services from Oxbgangs Road (Braidburn Valley stop), while the Edinburgh Bypass connects to Scotland's motorway network and Edinburgh International Airport.





Approx. Gross Internal Floor Area 71 Sq M / 767 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

