

campbell
smith

28 Colinton Mains
Terrace,
Edinburgh,
EH13 9AT



- Bright, modern and tastefully presented upper villa flat
- Popular location to the south of the city
- Fine open views to the Pentland Hills
- Excellent local facilities
- Entrance stairway
- Reception Hall
- Spacious lounge/dining room
- Fitted kitchen with integrated appliances
- Two good double bedrooms with open outlook
- Bathroom with white suite & 'rainfall' shower
- Attic storage with potential for conversion (subject to planning & consents)
- Gas central heating with combination boiler
- Double glazing
- Mature, private side and rear gardens
- Shared drying area
- Driveway and unrestricted on-street parking

Offers Over : £195,000



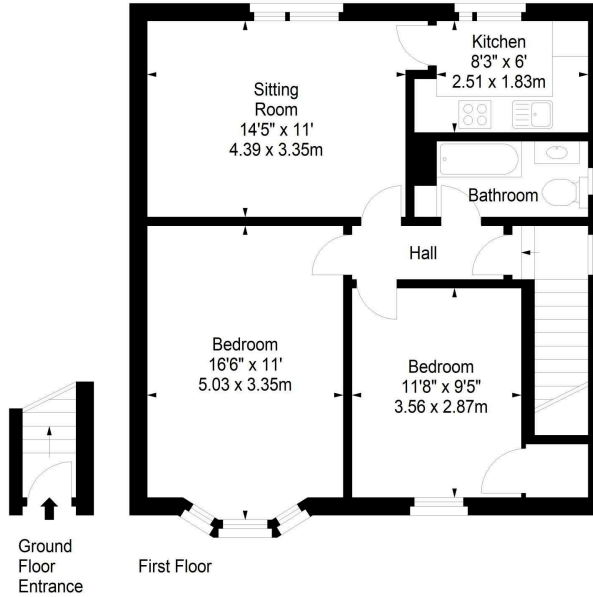




**Colinton Mains Terrace,
Edinburgh,
Midlothian, EH13 9AT**



Approx. Gross Internal Area
685 Sq Ft - 63.64 Sq M
For identification only. Not to scale.
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+ Extras

All fitted carpets and fitted floor coverings, curtains, blinds, induction hob, electric oven, cooker hood, washing machine, fridge/freezer and garden shed. The wardrobe units in the main bedroom may be available by separate negotiation.



Buses

On adjacent Colinton Mains Drive - 4, 18 and 27.



Shops

Tesco on Colinton Mains Drive, Aldi on Oxgangs Road and Morrison's at Hunters Tryst.



Schools

Oxgangs Primary School, St Mark's RC Primary School, Firrhill High School and St. Thomas of Aquin's RC High School.



Parking

- A private driveway affords off-street parking for one car, with unrestricted on-street parking also being available on Colinton Mains Terrace itself.



Council Tax Band C



EPC C



Factor
N/A



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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