



## Location

Situated close to the charming conservation village of Colinton, this attractive three-bedroom semi-detached home enjoys a peaceful yet highly convenient setting approximately five miles south-west of Edinburgh city centre. Rich in history and character, Colinton dates back over 900 years and remains one of Edinburgh's most desirable residential locations. The picturesque Water of Leith Walkway runs through the heart of the village, providing beautiful scenic walks and cycle routes leading directly towards the city centre and surrounding green spaces.

Colinton offers an excellent range of local amenities, including a Co-op supermarket, health centre, pharmacy, cafés, traditional pubs, and popular restaurants, while more extensive shopping and leisure facilities are available just a short drive away. The property is ideally positioned for easy access to both Heriot-Watt University and Edinburgh Napier University, as well as Edinburgh City Bypass, offering swift connections to the motorway network and Edinburgh International Airport. Excellent public transport links also provide regular services into the city centre and surrounding areas.

The surrounding area is particularly well suited to active lifestyles, with an impressive range of recreational facilities nearby including Craiglockhart Tennis and Sports Centre, bowling clubs, several renowned golf courses, Bonaly Country Park, and the stunning Pentland Hills Regional Park. Families are exceptionally well catered for, with a selection of highly regarded local schools ranging from nursery through to secondary education. Combining village charm, excellent connectivity, and outstanding local amenities, this is a superb opportunity to enjoy a highly desirable Edinburgh lifestyle.

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)  
Price and Viewing





### Accommodation

Large lounge/dining room leading out to decking and gardens

Three good sized bedrooms

Good sized modern kitchen

Family bathroom with Shower over bath, WC and wash hand basin

Extended decking with gardens and summerhouse to the rear of the property

### Key Features

Attractive Two-Storey Semi-Detached Family Home

Situated Within a Well-Established and Highly Popular Residential Area

Three Well-Proportioned Bedrooms

Generous Private Driveway with Detached Garage

Beautiful Rear Gardens Featuring Extended Decking and a Stylish Summerhouse

Presented in Excellent Move-In Condition Throughout

For current price and viewing details,  
Please visit [escp.com](http://escp.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or  
telephone Allingham & Co on 0131 447 9341.



# ALLINGHAM & CO

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## ALLINGHAM & CO OFFICES

### COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road  
Edinburgh, EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE

4A Buckstone Terrace  
Edinburgh, EH10 6PZ  
TEL: 0131 447 9341

Fax Property - 0131 441 4517

Email Property - [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
House 73m<sup>2</sup>  
Garage 17m<sup>2</sup>

