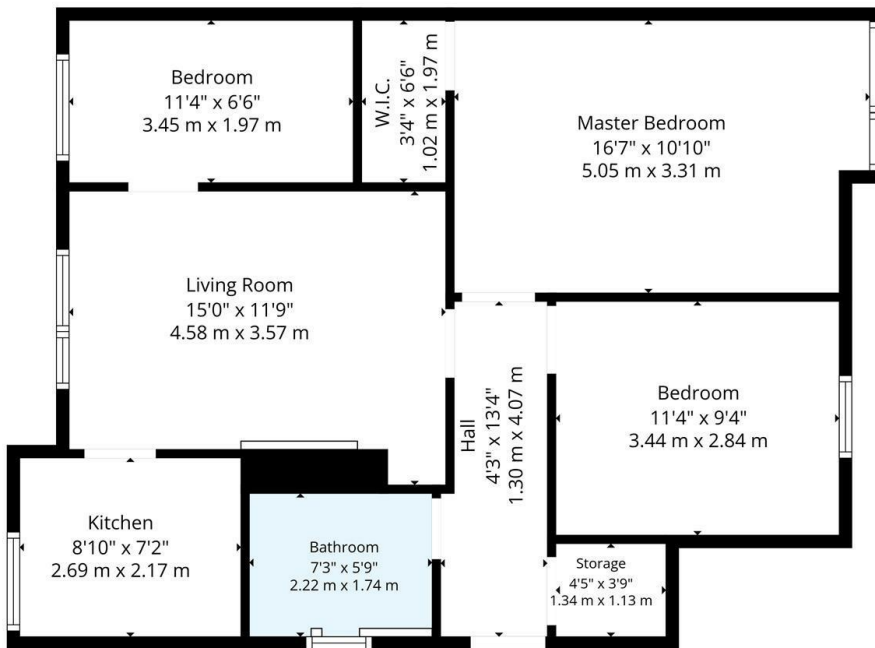




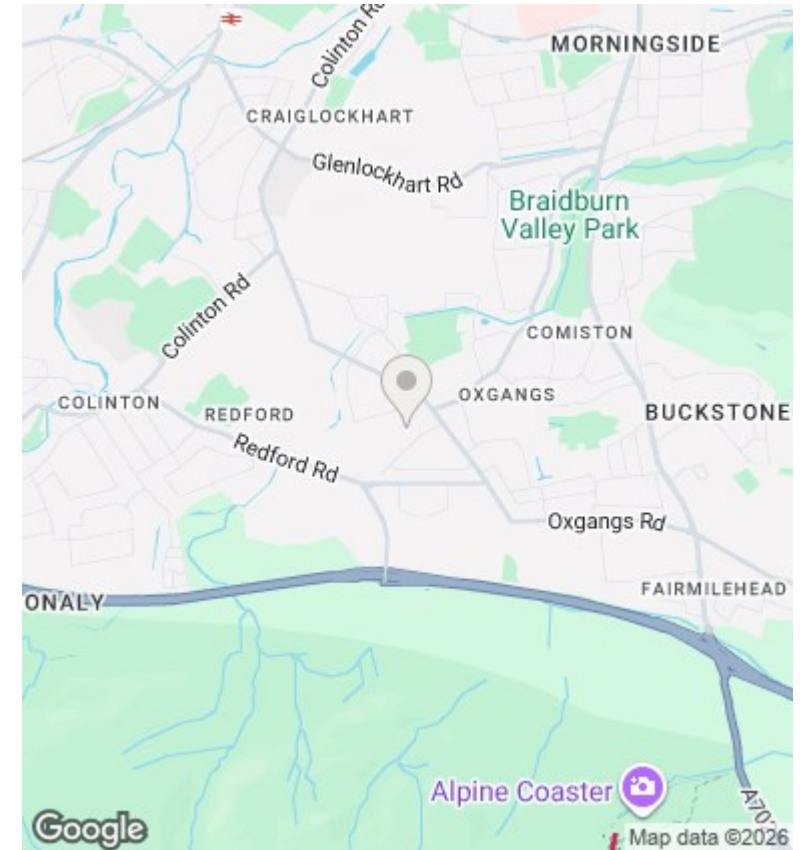
320 Colinton Mains Road, Edinburgh, EH13 9BS

Offers Over £200,000

- Lower Villa with Main door access
- Private garden to the rear
- Modern Kitchen
- EER Band
- Three good sized bedrooms
- Stylish internal presentation
- Luxury Bathroom and separate wc off bed one
- Off Street parking to the front
- Gas central heating and upvc DG
- Excellent Location south of the city centre



TOTAL: 731 sq. ft, 68 m²
 1st floor: 731 sq. ft, 68 m²
 EXCLUDED AREAS: STORAGE: 16 sq. ft, 2 m², WALLS: 60 sq. ft, 5 m²
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Directions

Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

Council Tax Band

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	