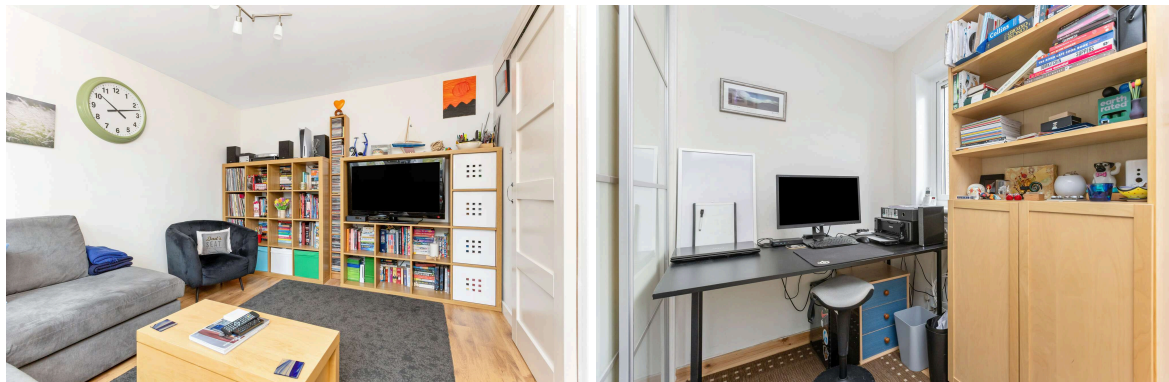




7 Greenlaw Hedge
COLINTON MAINS | EDINBURGH | EH13 9QX


warners
solicitors & estate agents



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Warners are delighted to present this beautifully presented three-bedroom semi-detached home, ideally situated in the sought-after Colinton Mains area of Edinburgh. Perfectly suited for families or first-time buyers, this property offers generous living space, modern comfort, and attractive gardens to the front and rear.

The ground floor features a bright and spacious living room with large windows allowing plenty of natural light. To the rear, the modern kitchen/dining room provides an excellent space for everyday family life and entertaining, with direct access to the rear garden. There is also a handy office space located on this level. A convenient under-stair cupboard offers additional storage.

Upstairs, the property boasts three well-proportioned bedrooms, each with ample space for furnishings. The accommodation is completed by a stylish family bathroom with a three-piece suite. Additional storage is provided by a hall cupboard which features washer and dryer as well as storage space, and a built-in wardrobe in the main bedroom.

Externally, the home benefits from well-maintained gardens to both the front and rear, offering pleasant outdoor space for relaxation or play. A driveway provides convenient off-street parking.

Located in the ever-popular Colinton Mains area, the property enjoys close proximity to excellent local amenities, highly regarded schools, and easy access to public transport links connecting to Edinburgh city centre and beyond.

Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful home.

- Prime Colinton Mains location
- Bright, spacious living room
- Modern kitchen/dining with garden access
- Three well-sized bedrooms
- Front & rear gardens with driveway
- Family-friendly storage and bathroom
- Energy Rating C. Council Tax band D.

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

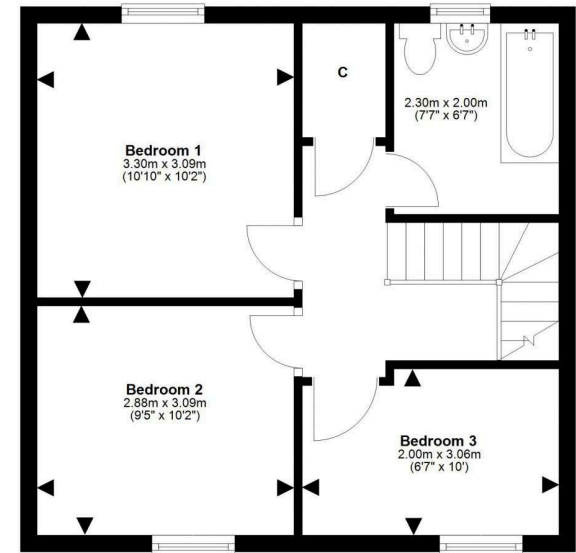
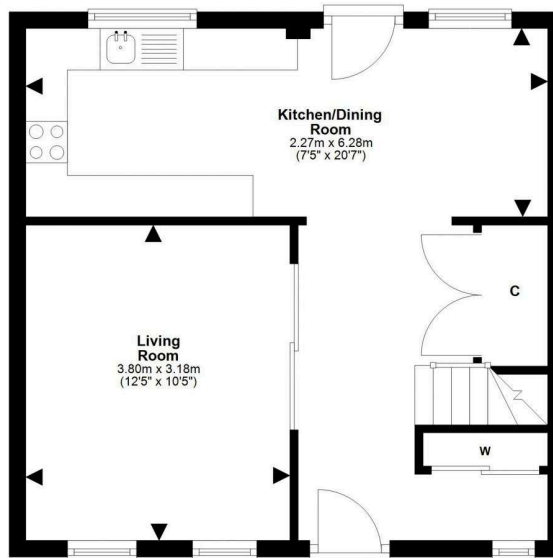


Included in the sale will be all appliances, lights and window coverings. The appliances are not warranted.

There is a factor fee of approx £125 per annum.

Offering views of the rugged Pentland Hills, the popular suburb of Colinton Mains promises a quiet, leafy setting just six miles south of Edinburgh city centre. The area is well-served by local amenities including convenience stores, a pharmacy, a medical centre and a post office, as well as a Tesco superstore in neighbouring Colinton. Colinton Mains also lies conveniently close to the bustling, cosmopolitan area of Morningside, hosting numerous cafés, independent shops, fashionable eateries and a Waitrose supermarket. The beautiful open space of Colinton Mains Park provides a delightful space for outdoor recreation in the immediate vicinity, whilst the Pentland Hills National Park and Midlothian Snowsports Centre also offer a multitude of exhilarating activities nearby. Excellent local schooling options include Oxbgangs Primary School and Firhill High School, whilst many of the capital's prestigious independent schools are also within easy reach. Colinton Mains not only enjoys excellent public transport services into the city centre, but also allows for swift access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.