



249 Colinton Mains Road  
Firrhill, EH13 9BT

**deans**   
Solicitors & Estate Agents LLP



## GROUND FLOOR FLAT

- Living Room/ Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Driveway
- Double Glazing & GCH
- EPC Rating – C



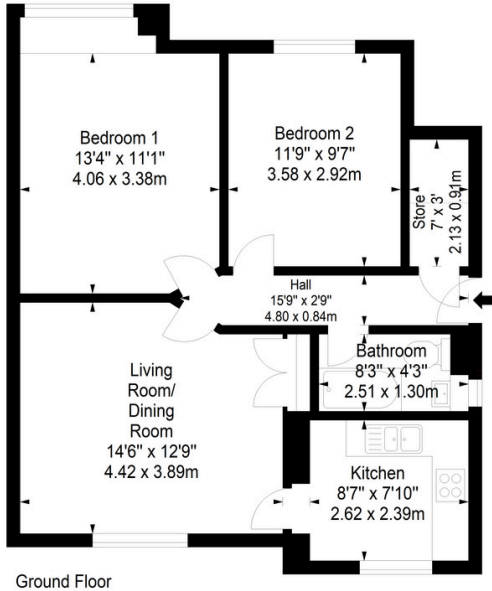
This attractive ground-floor flat is located in the peaceful residential area of Firrhill. The property benefits from convenient access to a variety of local amenities and excellent public transport connections to the city centre and surrounding districts. The city bypass is also within easy reach. The accommodation comprises; a welcoming entrance hallway, bright and spacious living room/ dining room, separate fitted kitchen, two good-sized double bedrooms and a bathroom with shower over bath. Externally, there are well-maintained private gardens to the front and rear of the property with free on-street parking available. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob and hood. All appliances included in the sale are sold as seen with no warranty provided.



Colinton Mains Road,  
Edinburgh,  
Midlothian, EH13 9BT



Approx. Gross Internal Area  
665 Sq Ft - 61.78 Sq M  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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