



52/3 Spylaw Bank Road

COLINTON, EDINBURGH, EH13 0JE



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Property Summary

Welcome to 52/3 Spylaw Bank Road, a charming flat set over two floors within a traditional building in sought-after Colinton. Accessed via a private main entrance, the home offers bright and spacious accommodation, including a west-facing double-aspect living and dining room with a fireplace, a modern galley-style kitchen, and a large dual-aspect double bedroom with an en-suite bathroom. A guest WC and excellent storage add further practicality. The property enjoys a wonderful location close to scenic woodland walks, green open spaces, local shops, cafés, and well-regarded schools. Combining a peaceful village atmosphere with convenient access to Edinburgh city centre, Colinton remains one of the capital's most desirable residential areas. Private and communal gardens further enhance the appeal of this attractive home.

Extras

All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

- Spacious flat set over two floors
 - Part of a traditional building
 - Private main entrance
 - West-facing double-aspect living/ dining room with fireplace
 - Under-stair storage cupboard
 - Modern galley-style kitchen
 - Large dual-aspect double bedroom
 - En-suite bathroom with an overhead shower
 - Guest WC and storage cupboard
 - Private garden plus communal garden
 - On-street parking
 - Gas central heating and traditional windows
 - Home Report value - £275,000
 - EPC Rating - D
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A charming flat set over two floors
within a traditional building in sought-after Colinton







A peaceful village atmosphere
**with convenient
access to Edinburgh
city centre**







Floorplan

