NEILSONS

Solicitors & Estate Agents



1 Spylaw Street

Colinton | Edinburgh | EH13 0JS

This charming main door upper villa enjoys an enviable position within the tranquil and highly sought-after setting of Colinton Village Conservation Area, peacefully bordering the Water of Leith. Combining a wealth of period charm with a number of thoughtful modern upgrades, this delightful home is presented to the market in true move-in condition and offers an excellent opportunity for first-time buyers, downsizers or investors alike.

- 1 Bedroom
- 1 Public room
- 1 Bathroom
- Communal Garden
- On-street Parking
- EPC Rating – C
- Council Tax Band - C



Description



Enjoying a particularly appealing setting, the property provides a wonderful balance of village tranquillity and everyday convenience, with a selection of local amenities close at hand and excellent public transport links providing easy access to Edinburgh City Centre and beyond.
The surrounding area is renowned for its picturesque atmosphere, leafy walks and proximity to the Water of Leith, creating an idyllic backdrop to this lovely home.



The accommodation retains a wealth of charming period features, including a beautiful period fireplace with working fire, traditional sanded timber internal doors and a useful press cupboard, whilst benefiting from a number of upgrades designed to enhance modern-day comfort and efficiency. These include replacement double glazed windows, an upgraded smart heating control system, additional insulation to the kitchen and bedroom and updated interlinked smoke and heat detectors. The attic has also been extensively floored, accessed via Ramsay ladder, providing excellent additional storage, further enhancing the practicality of the property.

Accessed is via an inviting L-shaped entrance hallway, with a laundry pulley and hatch providing access to the attic. The charming, dual-aspect reception room, enjoys plenty of natural light and outlook over the communal garden, whilst retaining its period fireplace with fully working fire, creating an attractive focal point and a cosy ambience. The modern kitchen is accessed directly from the reception room and also benefits from a dual aspect, providing a bright and practical space. Fitted with a range of wall and base units, the kitchen incorporates a built-in gas hob, electric oven and extractor hood, together with an integrated fridge freezer. The generous front-facing double bedroom has a useful shelved press cupboard. Completing the accommodation is a modern shower room fitted with a white three-piece suite, incorporating a bath with mains-powered luxury rainfall shower over. Further benefits include gas central heating, served by a combi boiler, replacement double-glazed windows and excellent attic storage.

Extras

The fitted floor coverings and light fittings will be included in the sale together with the built-in gas hob, electric oven, hood and integrated fridge freezer.

Externally

There is a sizeable communal garden located to the rear of the building with an expanse of lawn with small seating area. In addition, there is a private external store. For the car owner, unrestricted parking is available within the street.

Viewing

By appointment through Neilsons on 0131 625 2222.







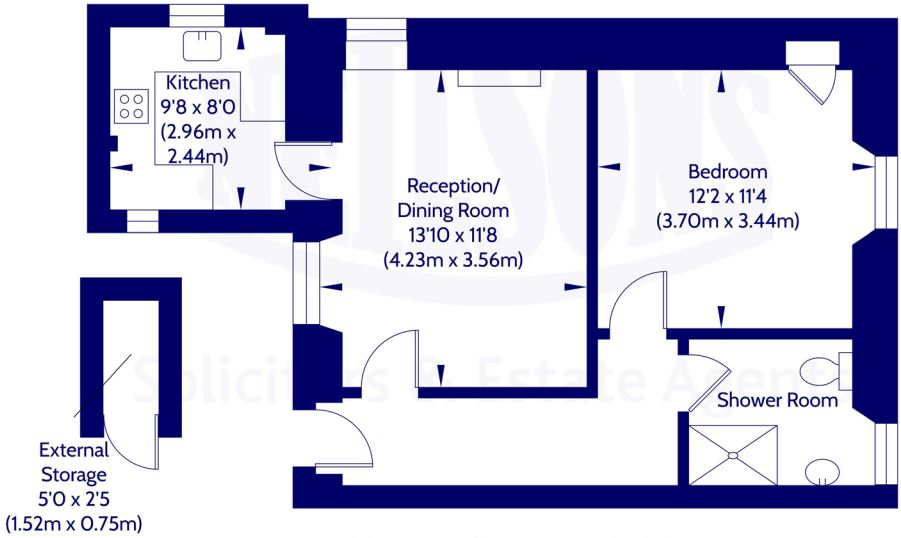


Location

Spylaw Street forms part of the highly regarded residential district of Colinton, a picturesque and historic area known for its village charm and attractive surroundings. Conveniently positioned for access to the City of Edinburgh Bypass linking the main Scottish motorway network system and Edinburgh International Airport, the location is ideal for commuters. Excellent public transport provides frequent access to the City Centre and surrounding districts, with a direct bus service to the airport and journey times of around 10 minutes into the city centre. Many local amenities can be found in Colinton Village, with further shopping available at the nearby Gyle Shopping Centre and Hermiston Gait. The area is well placed for the outdoor enthusiast and the property is within close proximity to the spectacular Pentland Hills Regional Park and Bonaly Country Park. The tranquillity of the Water of Leith and nearby Colinton Dell are also on hand, offering a mixture of mature woodland where delightful walks and cycles can be enjoyed. Schooling is well-catered for from nursery to secondary level in both the public and private sectors, and the Edinburgh Napier University campuses are a short drive away.

Approx. Gross Internal Floor Area 46 Sq M / 496 Sq Ft.

Upper Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

Winner Scottish Legal Awards 2025 | 2024 | 2023 | 2022 | 2021 | 2020

The Negotiator Awards 2017 Regional Agency of the Year Scotland Gold

The Negotiator Awards 2018 Regional Agency of the Year Scotland Gold

Gold The Negotiator Awards 2019 Regional - Scotland of the Year