

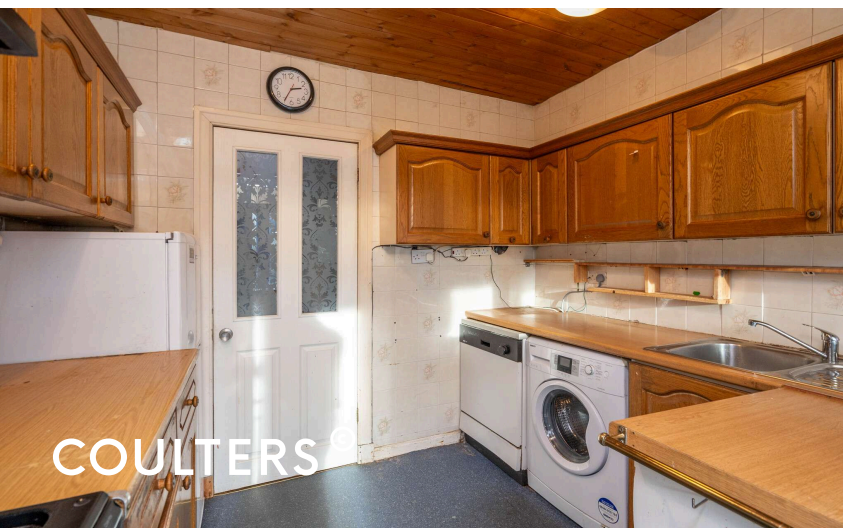
COULTERS<sup>©</sup>

# 4 CAMPBELL PARK CRESCENT

COLINTON, EDINBURGH, EH13 0HT

 2 BED  1 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

Located within the desirable area of Colinton, 4 Campbell Park Crescent is a bright and spacious two bedroom detached bungalow now in need of renovation. With an excellent location in a respected residential area within easy reach of the city centre and close to a superb range of outdoor pursuits, the property offers excellent potential for those looking to take on a project.

Inside, the accommodation comprises of an entrance vestibule; a sitting room which connects onto the dining room through double doors; a fitted kitchen with a large adjoining conservatory that offers access to the back garden; two generously proportioned double bedrooms, and a shower room. A narrow staircase leads to a fully floored attic which offers scope for full conversion.

## KEY FEATURES



Detached bungalow requiring renovation.



Private gardens to both front and rear.



Popular residential area offering amenities within walking distance



EPC Rating - D



Blank canvas with excellent potential.



Private driveway and garage.

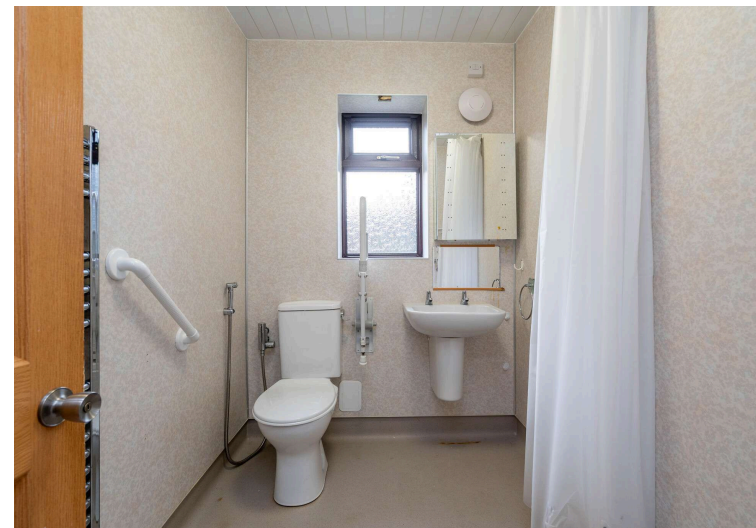


Wonderful walks and green spaces in the area.



Council Tax Band - F





The property benefits from an extensive south facing garden with the opportunity for extension, if desired, subject to the necessary consents. To the front, there is a private garden, driveway and a garage to side.

Gas central heating and double glazed windows are fitted within the property.





# THE LOCAL AREA

Colinton is a highly desirable and picturesque residential area located in the south-west of Edinburgh, nestled at the foot of the Pentland Hills. It is perfect for those seeking a peaceful, suburban lifestyle whilst still living within easy reach of the city. The high street offers a range of amenities, including independent shops, post office, pharmacy, cafes, restaurants and several popular pubs. In addition, a Tesco supermarket is located less than a 15-minute walk away, providing further convenience. The Pentland Hills and Water of Leith are both on the doorstep making it an ideal location to enjoy outdoor activities such as cycling, walking, and running. There is also a popular local tennis club and an excellent selection of golf courses in the surrounding area. Colinton has a friendly and close-knit community, with a mix of young families, working professionals and retirees. The property sits in the catchment for highly regarded Bonaly Primary School and Firrhill High School. Private schools can easily be reached by car or via the regular bus services that are available. The City Bypass can be reached in just five minutes which provides a quick connection to the M8 and M9 and Edinburgh Airport.

## EXTRAS

The property is sold as seen with all light fittings, blinds, curtains, floor coverings and white goods included in the sale price.

**HOME REPORT VALUATION: £400,000**



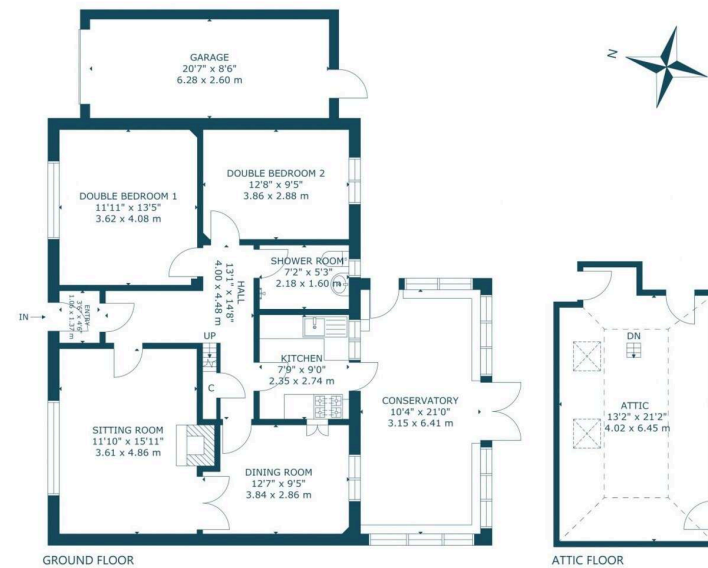
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4 CAMPBELL PARK CRESCENT, COLINTON, EDINBURGH, EH13 0HT  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 850 SQ FT / 79 SQ M  
ATTIC 270 SQ FT / 25 SQ M, GARAGE 176 SQ FT / 16 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.