



29 Colinton Mains Place  
COLINTON MAINS | EDINBURGH | EH13 9AU

  
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## 29 Colinton Mains Place

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Most appealing main door lower villa flat offering generous sized accommodation with private front and rear gardens and a shared drying green, quietly tucked away in this sought after residential area with great local amenities and transport links close at hand.

This lovely property would be ideal for a single person or couple, either as a starter home or downsize property with private outdoor space. Features include a white gloss fitted kitchen finished off with grey tiled splash-backs and a bathroom fitted out with a wash-basin set in vanity unit and an electric shower above the bath. All modern comforts are provided and early viewing is recommended to appreciate what is on offer.

- Entrance hall with store cupboard
- Living/dining room overlooking garden
- Attractively fitted modern kitchen
- Bay windowed principal double bedroom
- Second double bedroom with superb built-in storage
- Bathroom with electric shower
- Gas central heating
- Double glazing
- Private gardens front and rear
- Shared drying green
- Free on-street parking

Energy Rating D, Council Tax Band C.

All fixtures, fittings and kitchen appliances will be included in the sale.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

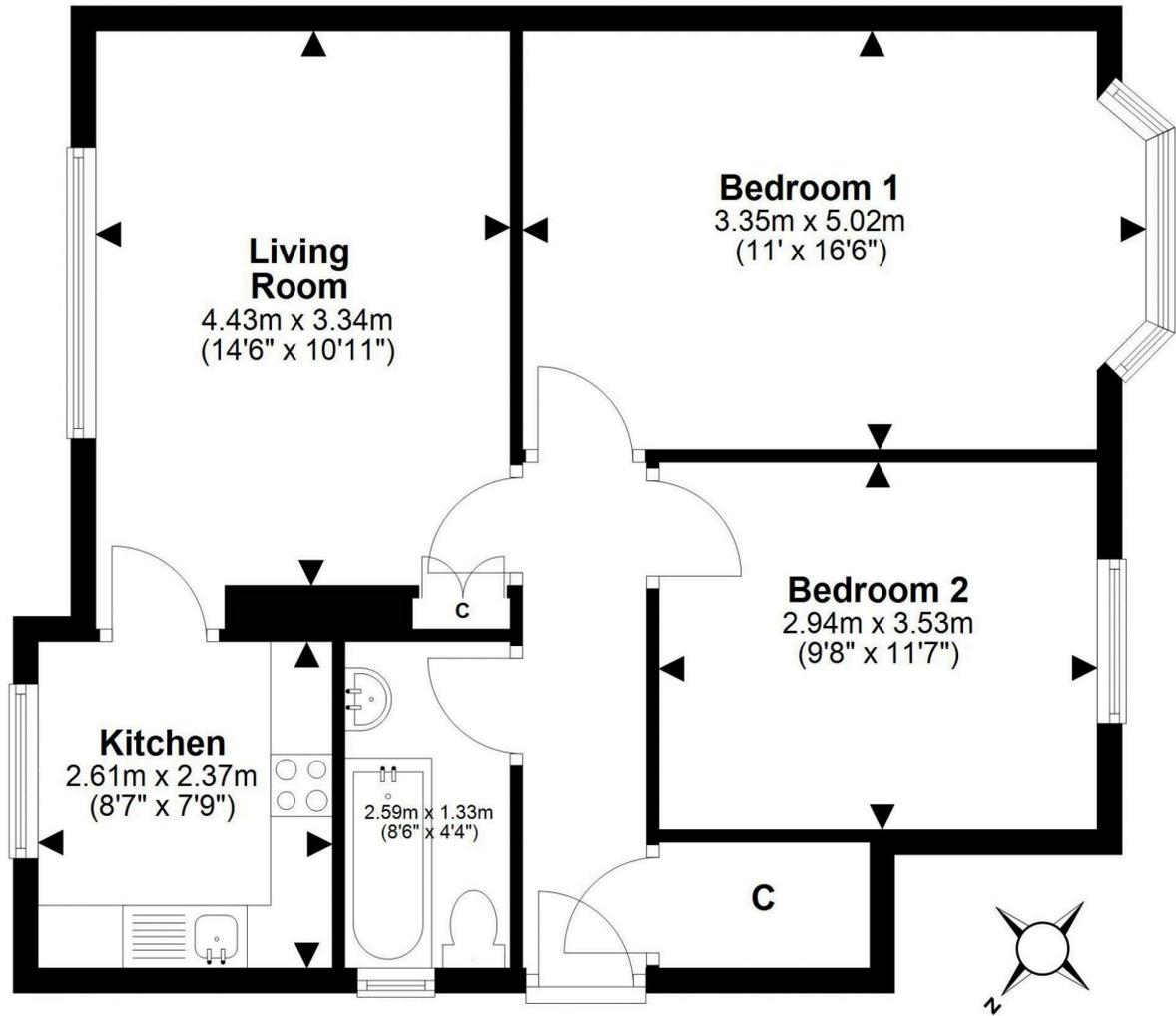


**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 cafes, 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 is available 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.