










Offers Over  
**£225,000**

## 173 Colinton Mains Drive

Colinton Mains | Edinburgh | EH13 9AF

A fantastic opportunity has arisen to purchase this impressive, well presented double upper villa with private gardens and double driveway, situated in the popular residential area of Colinton Mains, close to local amenities and transport links. Offering well-proportioned accommodation, this property is sure to appeal to a variety of purchasers including first time buyers, professionals and families.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Double Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



## Description

The property is presented in true move-in condition and briefly comprises a welcoming entrance vestibule with stairs leading to the upper floor, a bright and inviting hallway, and a light-filled reception room. The spacious, modern fitted kitchen comes complete with appliances and provides access to a generously sized office space. Upstairs, the impressive principal bedroom occupies the top floor and benefits from fitted wardrobes and useful eaves storage. There is also a well-proportioned second double bedroom and a stylish, contemporary bathroom featuring a three-piece suite with a shower over the bath.

Additional features include gas central heating and double glazing throughout.



## Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the gas hob, oven, fridge/freezer, and washing machine.

## Gardens & Driveway

There is a fully enclosed private garden to the rear which is laid to lawn with a wooden deck, offering low maintenance upkeep. A driveway provides off street parking and unrestricted on-street parking is also available.

## Viewing

By appointment through Neilsons (0131 625 2222).



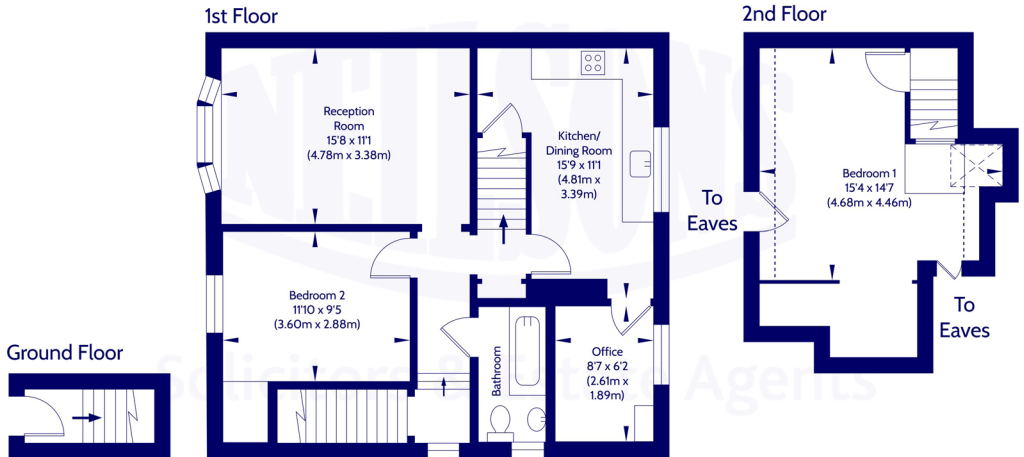


## Location

Colinton Mains lies to the south-west of Edinburgh with excellent bus services to the City Centre and surrounding areas together with quick and convenient commuting by way of the City Bypass which in turn leads to major roads and motorway networks. The area is served by good local day to day shops including Morrisons, Tesco and Aldi supermarkets. Colinton Mains is situated between the open recreational spaces at Colinton Mains Park and the Braidburn Valley Park and excellent schooling is available from primary to senior level.



Approx. Gross Internal Floor Area 82 Sq M / 884 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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