

**30 Hailes gardens  
Edinburgh EH13 0JL**

**Offers Over £525,000**

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob, double oven and appliances included
- Five double bedrooms
- Bathroom fitted with three-piece suite and mains shower over the bath
- Shower room fitted with two-piece suite and mains walk in shower
- Utility room
- W.C
- Gas central heating and double glazing throughout
- Private gardens to front and rear
- Off-street parking and integrated garage

**Council Tax Band: G**

**Tenure: Freehold**



1



5



2



EPC D





## Detached

30 Hailes Gardens is a beautifully presented five-bedroom detached family home, ideally situated in the highly sought-after area of Colinton. Offering generous living accommodation, attractive outdoor space, and excellent transport links to the city centre, this superb property is perfectly suited to modern family living. Early viewing is highly recommended to fully appreciate all that this home has to offer.

The accommodation comprises a spacious dual-aspect living and dining room, flooded with natural light and providing an ideal setting for both everyday family life and entertaining guests. The modern kitchen is well equipped with an extensive range of wall and base units, breakfast bar, gas hob, double oven, and a selection of integrated and freestanding white goods, all of which are included in the sale.

The property offers five generously proportioned double bedrooms, providing flexible accommodation for growing families. The master bedroom enjoys stunning views towards the Firth of Forth. A well-appointed family bathroom features a three-piece suite with a mains shower over the bath, while a separate shower room is fitted with a two-piece suite and a mains walk-in shower. Further accommodation includes a convenient ground-floor WC and a large utility room offering additional storage and laundry facilities.

Excellent storage is available throughout the property, including a floored attic and an integrated garage. The home further benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency.

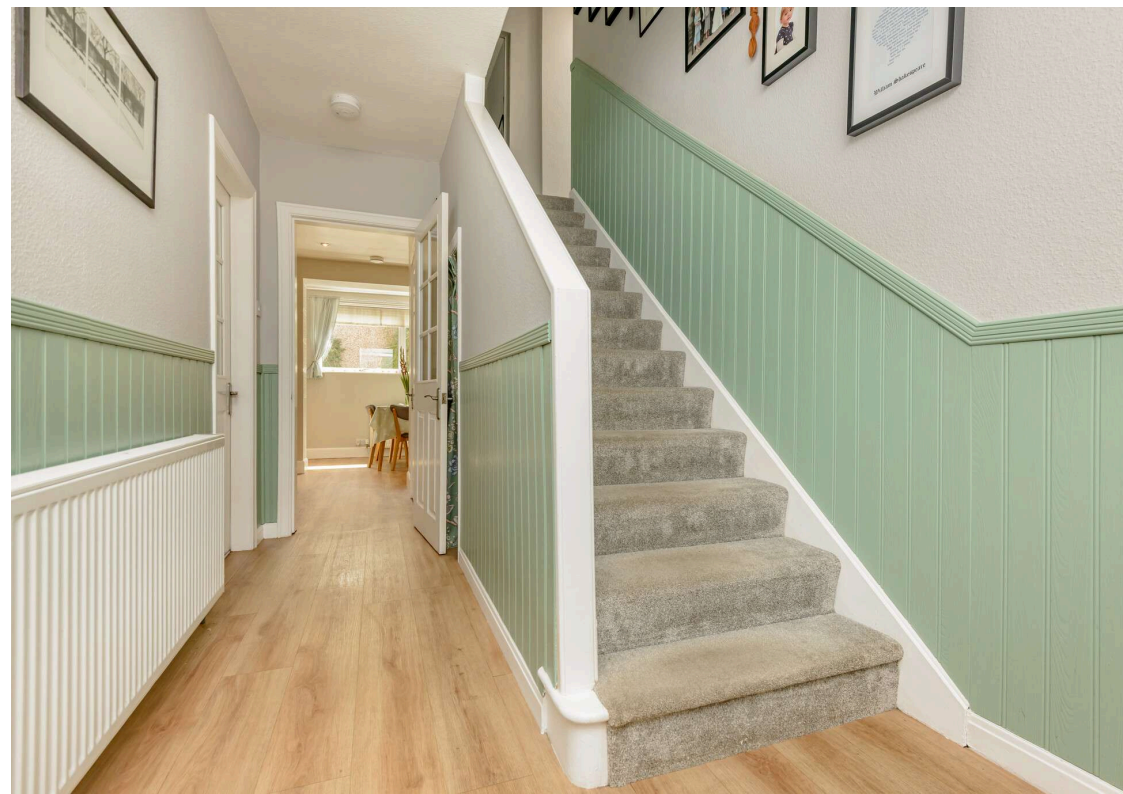
Externally, the property is complemented by beautifully maintained gardens to the front and rear. The enclosed rear garden features a delightful patio area, perfect for outdoor dining, summer entertaining, and relaxing with family and friends. Off-street parking is provided by a private driveway.

Colinton offers a wealth of amenities, including independent retailers, a Co-op, pharmacy, GP practice, post office, restaurants, and pubs, with larger supermarkets nearby. The vibrant areas of Morningside and Bruntsfield are within easy reach, providing a wider array of shops, a Waitrose, cinema, theatres, and an excellent selection of eateries. Nature lovers will appreciate the proximity to country park walks and the Pentland Hills and woodland walks along the water of Leith, while families benefit from an excellent choice of schools, including Juniper Green Primary, Currie High, Firhill, and Merchiston Castle School, as well as other prestigious independent schools just a short drive away. Commuters will value the convenience of regular public transport links, with a bus stop to the city centre just a minute's walk away and a railway stop just a five minute walk away to Glasgow and city centre. The City Bypass and motorway networks are also easily accessible

**Viewing by appointment on 0131 337 1800**





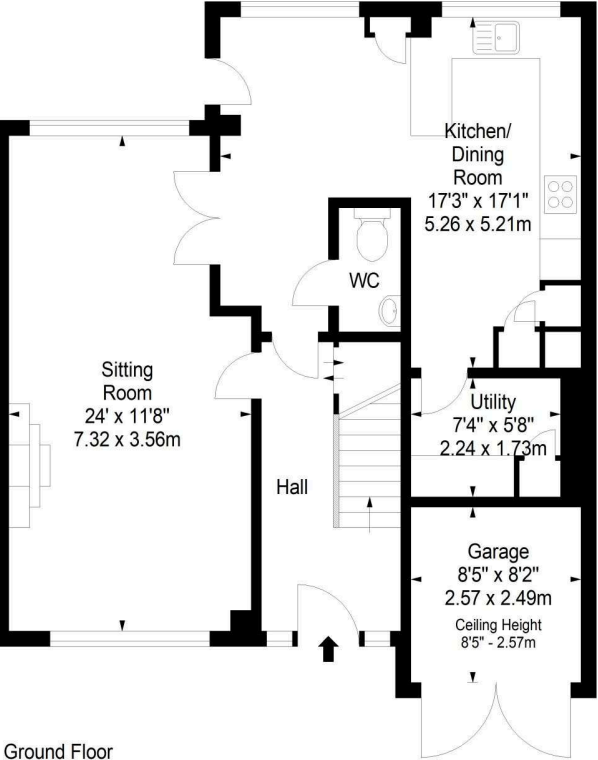




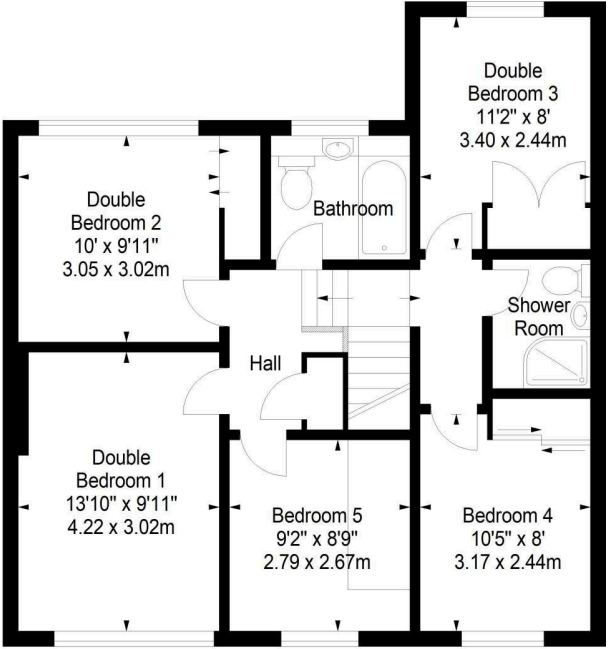
Hailes Gardens,  
Edinburgh,  
Midlothian, EH13 0JL



Approx. Gross Internal Area  
1417 Sq Ft - 131.64 Sq M  
Garage  
Approx. Gross Internal Area  
70 Sq Ft - 6.50 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor



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