










Offers Over  
**£205,000**

## 50 1F1 Spylaw Street

Colinton | Edinburgh | EH13 0JS

Charming and impressive, this first floor one-bedroom flat forms part of the sought-after and picturesque district of Colinton. Ideally positioned close to excellent local amenities and convenient transport links, the property is perfectly suited to first-time buyers, professionals, buy-to-let investors, and more.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared rear garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - B



## Description

The accommodation opens with a welcoming entrance hallway, featuring a cloak cupboard along with a handy overhead storage cupboard. The lounge/diner is a light and airy space with a pleasant front-facing aspect. It retains character through a traditional shelved Edinburgh press cupboard and a gas fireplace, creating an attractive focal point. The kitchen is well-appointed with a range of integrated and freestanding white goods. It is also partially tiled in splash areas and offers a good amount of cupboard and worktop space. The bedroom is a good-sized double, quietly positioned to the rear with a leafy outlook. It also benefits from an Edinburgh press cupboard and provides ample space for freestanding furniture. The bathroom is fitted with a rainfall shower over bath, complemented by partial tiling and a heated towel rail.

Further benefits include electric heating, double glazing, and a private storage cupboard located within the communal close.



## Gardens & Parking

Externally, the property enjoys access to a well-tended shared rear garden, with on-street parking available for both residents and visitors.

## Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and extractor hood, freestanding fridge, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.



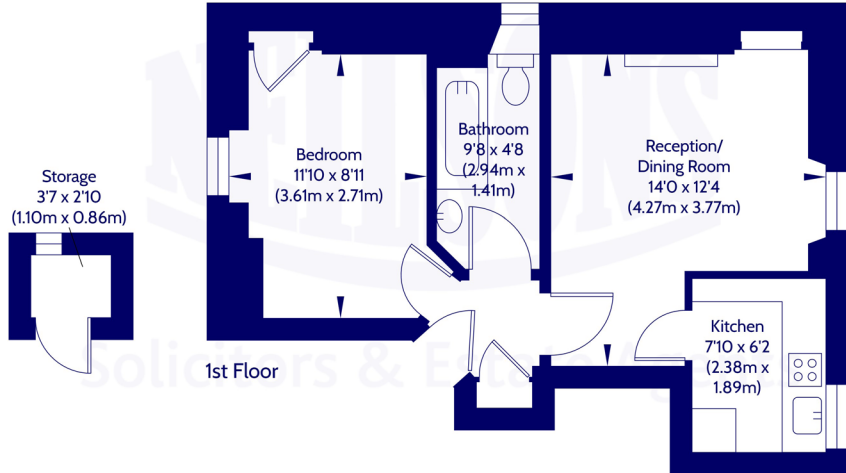


## Location

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 tranquility 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 35 Sq M / 374 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.



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