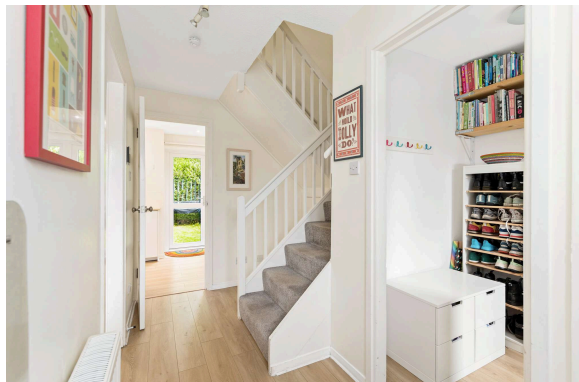




14 Greenlaw Hedge,
COLINTON MAINS | EDINBURGH | EH13 9QX

warners
solicitors & estate agents



14 Greenlaw Hedge,

COLINTON MAINS | EDINBURGH | EH13 9QX

Set within the popular Colinton Mains area of Edinburgh, this appealing 2-bedroom end terraced house offers bright and well proportioned accommodation, ideal for first time buyers, young families or those looking to downsize. The property is well presented throughout and benefits from private gardens together with excellent local amenities and transport links nearby.

The accommodation comprises a welcoming entrance hallway leading to a bright and spacious living room. The contemporary kitchen is fitted with a range of floor and wall mounted units together with generous worktop space, an area for dining and direct access to the rear garden. Upstairs there are two generous bedrooms with the main bedroom featuring an additional space that could be utilised as a dressing area, home office or nursery. The bathroom has a three piece suite and shower over the bath. Externally there is a front garden as well as driveway for off-street parking and a fully enclosed rear garden.

- Well presented two bedroom end terraced house
- Off-street parking
- Gardens to the front and rear
- Modern kitchen with dining area
- Close to local amenities and excellent transport links
- Gas central heating and double glazing

Council Tax: D, Energy Rating: C

Factor payable to Manor Estates factor fee for common areas, approx. £125 per year

Extras: Fixtures and fittings, all blinds, oven, hob, fridge, dishwasher, washing machine, wooden shed, and metal bike shed.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

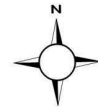
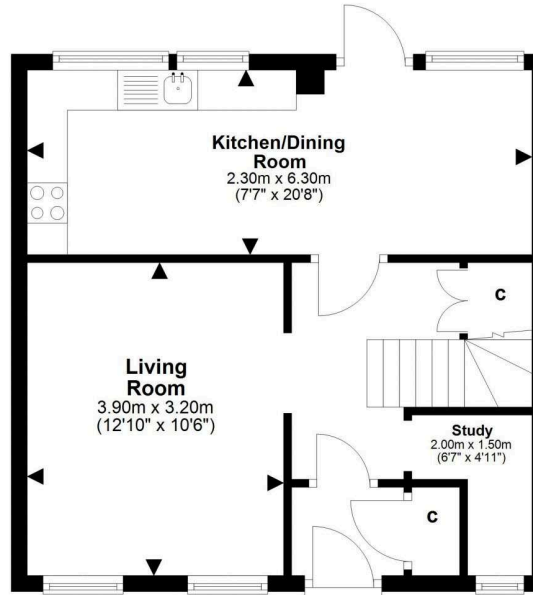


Colinton Mains is a well established residential area situated to the south-west of Edinburgh City Centre, popular with a wide range of buyers thanks to its excellent local amenities, green open spaces and convenient transport links. The area offers a good selection for everyday shopping facilities, with a large Tesco close by and further retail options available at the nearby Straiton Retail Park.

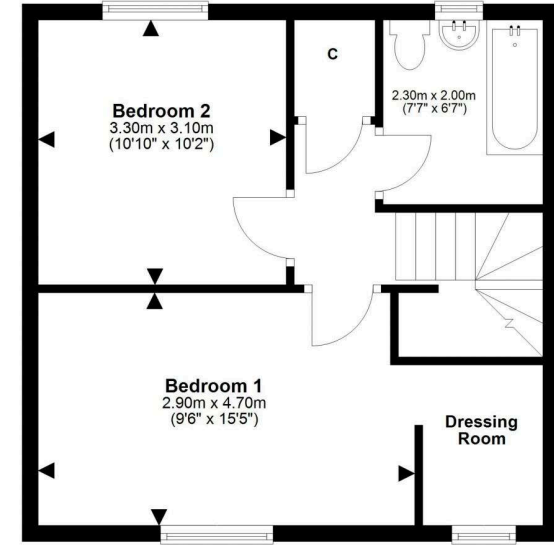
The area is well regarded for its schooling options, both at primary and secondary level. The area also benefits from regular public transport to Edinburgh City Centre and good connectivity to the City Bypass providing access to Edinburgh Airport and Scotland's central motorway network.

Residents have a variety of leisure and recreational opportunities including the Pentland Hills, Colinton Dell and the Water of Leith Walkway. There is also a number of golf courses, fitness facilities and parks located close by.





Ground Floor



First Floor

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.