



13 Colinton Mains Grove

Colinton, Edinburgh, EH13 9DG



VMH ESTATE AGENTS



Spacious main door lower villa with private gardens

- Spacious sitting/dining room
- Fitted kitchen
- Vestibule with storage cupboard
- 2 double bedrooms
- Modern shower room
- Private front & rear gardens
- Shared drying green
- Unrestricted on-street parking
- Gas central heating
- Some triple glazing



Offers Over:

£185,000



 Freehold

Further information can be found in the home report.

About the Property

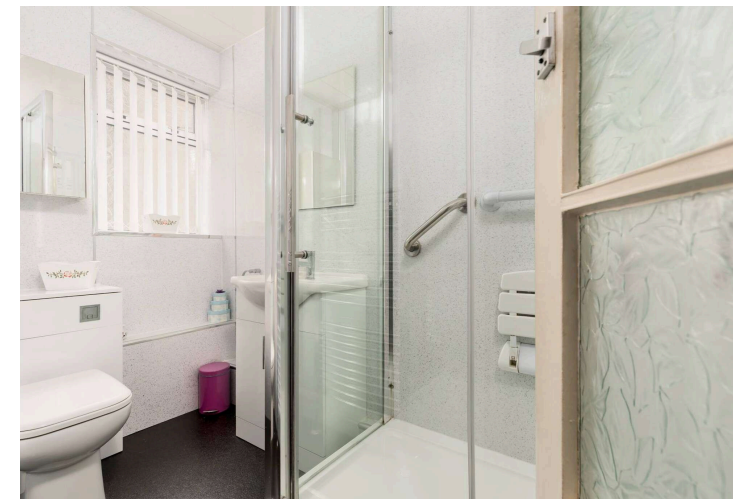
Situation in the popular Colinton Mains area, this main door lower villa with two double bedrooms offers bright and spacious accommodation, ideal for a young family, or a professional/downsizing couple.

Internally the property is well presented and features a modern shower room along with good storage provision throughout.

Externally, there are private gardens to the front and rear, a shared drying green and unrestricted on street parking.

Extras

To include all fitted floor covering, curtains/blinds, cooker, washing machine, fridge/freezer and extractor along with wardrobe in bedroom 2, garden shed and greenhouse. Please note, no warranties or guarantees will be given in relation to appliances.





📍 Location

Colinton Mains is a quiet residential area within a few miles of the city centre. There are good local amenities including a Tesco superstore and the Gyle Shopping Centre is a short drive away offering a wide range of high street stores. Nearby leisure facilities include golf courses, Craiglockhart sports centre, Hillend ski slope and the many walks in the foothills of the Pentland Hills. Colinton Mains is well served for both primary and secondary schools. Its proximity to the city bypass makes it ideal for the commuter with easy access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh and the Forth Road Bridge. There is also a regular bus service to and from the city centre.

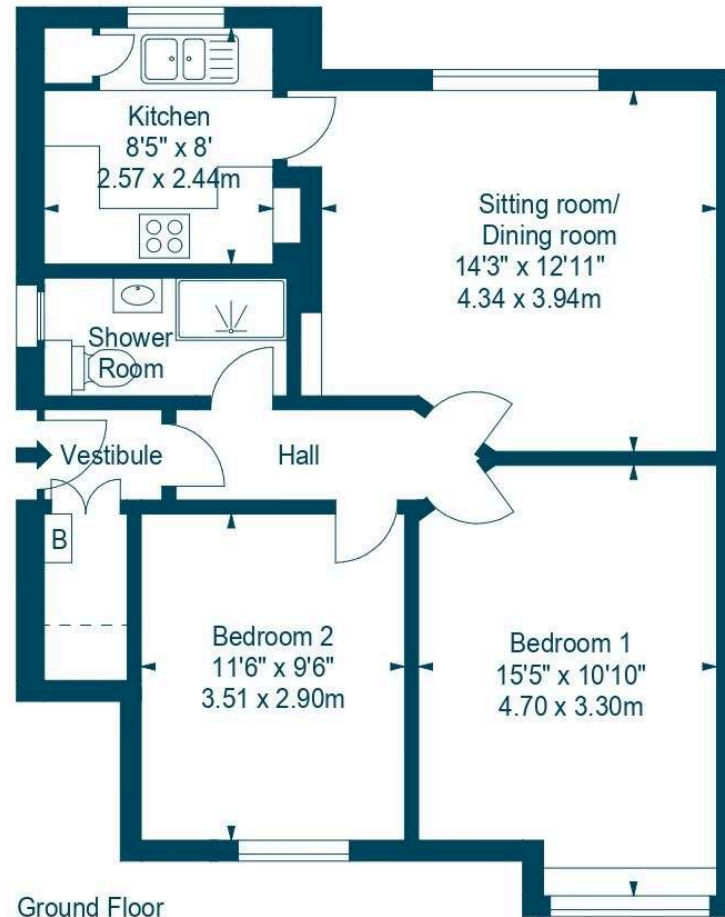




Floor Plan



13 Colinton Mains Grove, Edinburgh, Midlothian, EH13 9DG



Ground Floor



House - Approx. Gross Internal Area - 666 Sq Ft - 61.87 Sq M

For identification only. Not to scale. © SquareFoot 2026





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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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