



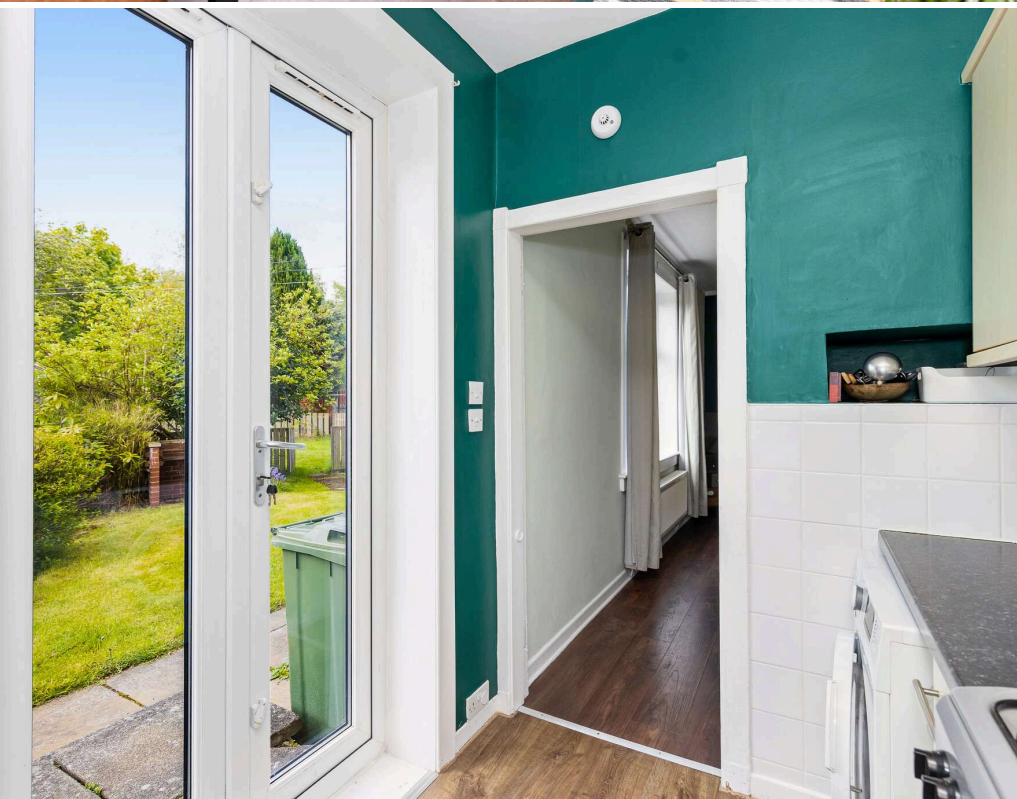
96 Colinton Mains Road, Edinburgh, EH13 9DN



Welcome

Welcome to Colinton Mains, this charming two-bedroom lower villa offers spacious and well-proportioned accommodation, ideally suited to first-time buyers, downsizers, or investors. Situated within the popular residential area of Colinton Mains, close to an abundance of local amenities, schooling and swift transport links. The property benefits from private gardens to both the front and rear, as well as access to a shared drying green and convenient on-street parking. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with useful storage facility
- Rear facing living room
- Fitted kitchen with direct access to the rear garden
- Two double bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Shared drying green
- On street parking is available





Colinton Mains

Colinton Mains is a well-established and sought-after residential area lying to the south-west of Edinburgh city centre. The area is well served by local amenities including shops, supermarkets, and schooling at both primary and secondary levels. Excellent public transport links provide easy access to the city centre and surrounding areas, while nearby green spaces and walking routes offer opportunities for outdoor recreation.

Extras

Floor coverings, light fittings, blinds where fitted and all integrated appliances. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items including white goods and items of furniture may be included by negotiation and are subject to offer.

Get in touch

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 0131 240 3818

Property Hub:

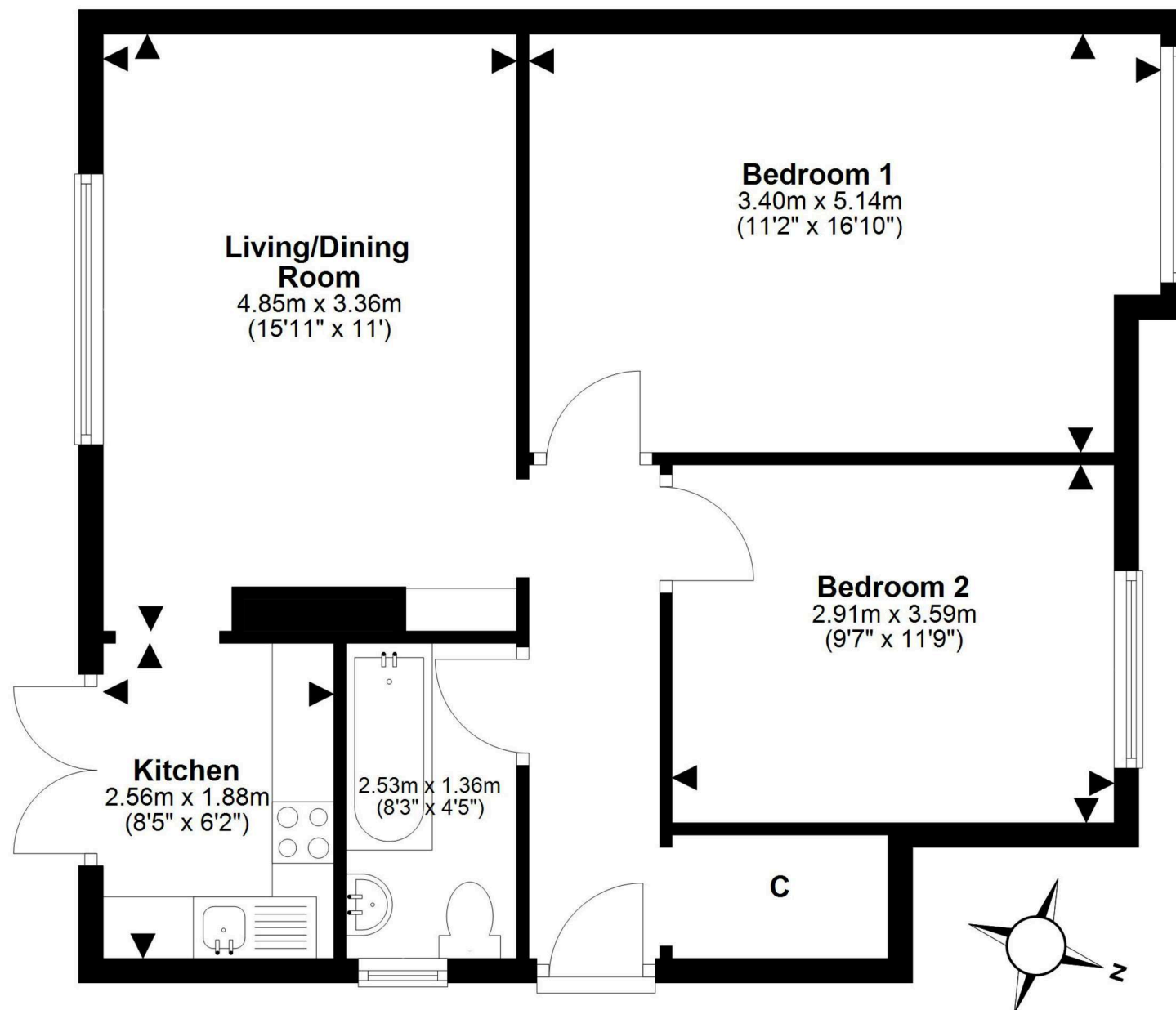
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.