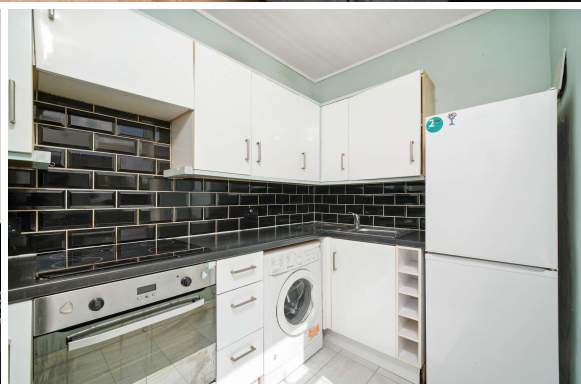




9 Colinton Mains Road
COLINTON MAINS | EDINBURGH | EH13 9AP


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Nestled on a quiet street in the heart of Colinton Mains, moments from excellent amenities, quick transport links and vast open green spaces is this spacious main door lower villa. Boasting a private garden, a long driveway, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge that flows through to a contemporary kitchen with attractive units, there are two well-proportioned double bedrooms and the flat is completed by a stylish bathroom with shower over bath. Externally there is a section of private garden laid to lawn with a communal drying green.

- Main door lower villa
- Heart of sought-after Colinton Mains area
- Private garden and a driveway
- Welcoming hallway with storage
- Bright lounge overlooking the rear garden
- Contemporary kitchen with attractive units
- Two large double bedrooms
- Stylish bathroom with shower over bath
- Gas central heating
- Double glazing

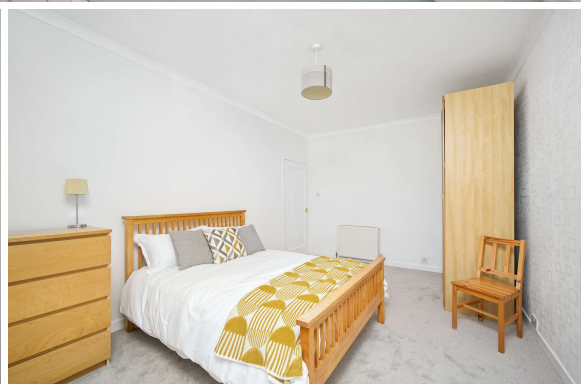
Energy Rating D. Council Tax C.

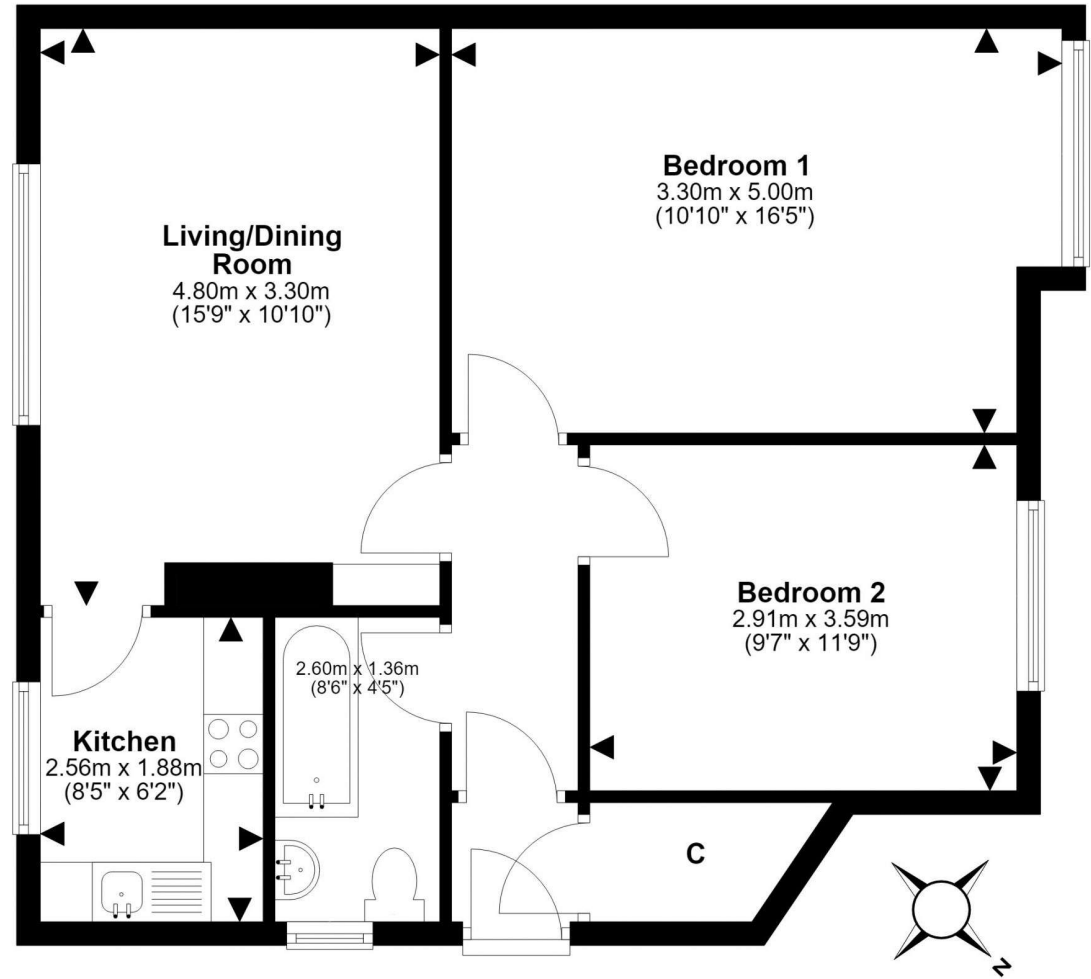
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, furniture, curtains, blinds, washing machine and fridge will be included in the sale.

Offering views of the rugged Pentland Hills, the popular suburb of Colinton Mains promises a quiet, leafy setting just six miles south of Edinburgh city centre. The area is well-served by local amenities including convenience stores, a pharmacy, a medical centre and a post office, as well as a Tesco superstore in neighbouring Colinton. Colinton Mains also lies conveniently close to the bustling, cosmopolitan area of Morningside, hosting numerous cafes, independent shops, fashionable eateries and a Waitrose supermarket. The beautiful open space of Colinton Mains Park provides a delightful space for outdoor recreation in the immediate vicinity, whilst the Pentland Hills National Park and Midlothian Snowsports Centre also offer a multitude of exhilarating activities nearby. Excellent local schooling is available whilst many of the capital's prestigious independent schools are also within easy reach. Colinton Mains not only enjoys excellent public transport services into the city centre, but also allows for swift access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.





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.