



Flat 4, 49A, Spylaw Street
Colinton, EH13 0JT

Deans 
Solicitors & Estate Agents LLP



DUPLEX APARTMENT

- Living Room
- Dining Kitchen
- Three Bedrooms
- En-Suite Bathroom
- Shower Room
- Separate WC
- Gas Central Heating & Double Glazing
- Private South Facing Garden & Balcony
- Garden Office
- Communal Garage With Electric Car Charging
- Allocated Parking Space & Additional Parking Outside
- EPC -Rating -B



Situated on the banks of the Water of Leith, this stylishly presented and rarely available duplex apartment occupies the first and second floors of an exclusive modern development in a quiet cul-de-sac within picturesque Colinton Village. Offered in move-in condition, the property blends peaceful surroundings with excellent local amenities, convenient bus routes, and easy access to the City Bypass and Edinburgh Airport. Falling within the catchment for highly regarded Bonaly Primary School, the spacious accommodation features a secure entry system, welcoming hallway with good sized bedroom and separate WC, and a charming living room with a feature fireplace and private balcony overlooking the river. Double doors lead to a bright modern dining kitchen, which opens onto a fully enclosed, well-maintained south-facing rear garden with a fully insulated studio/office. Upstairs, the property boasts a principal bedroom with built-in storage and en-suite, another double bedroom, and a separate shower room. Further highlights include an allocated parking space in a secure underground garage, gas central heating, and double glazing. Included in the sale are all fitted floor coverings, curtains, oven, hob, hood, fridge-freezer, dishwasher, tumble dryer and washing machine. All appliances included in the sale are sold as seen with no warranty provided.



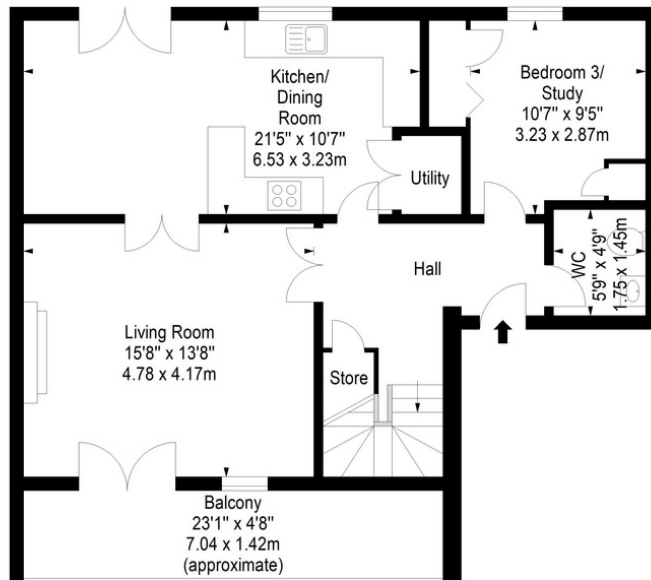
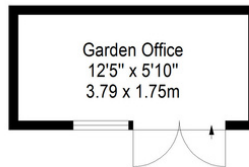


**Spylaw Street,
Edinburgh, EH13 0JT**

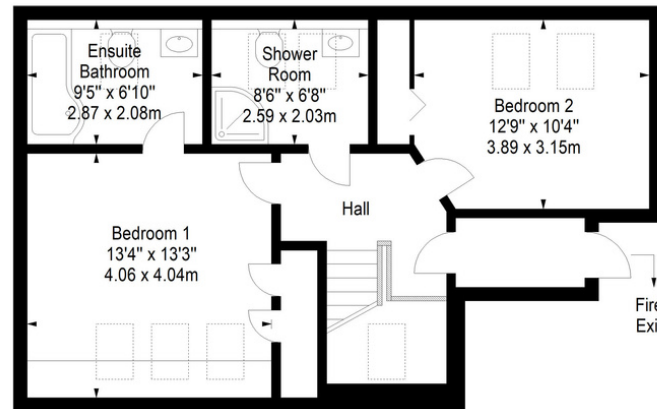


Approx. Gross Internal Area
1345 Sq Ft - 124.95 Sq M
For identification only. Not to scale.
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Garden Office
Approx. Gross Internal Area
72 Sq Ft - 6.69 Sq M



First Floor



Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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