

Jardine Phillips
Solicitors • Estate Agents

COLINTON

6 CAMPBELL PARK DRIVE
EH13 0HS



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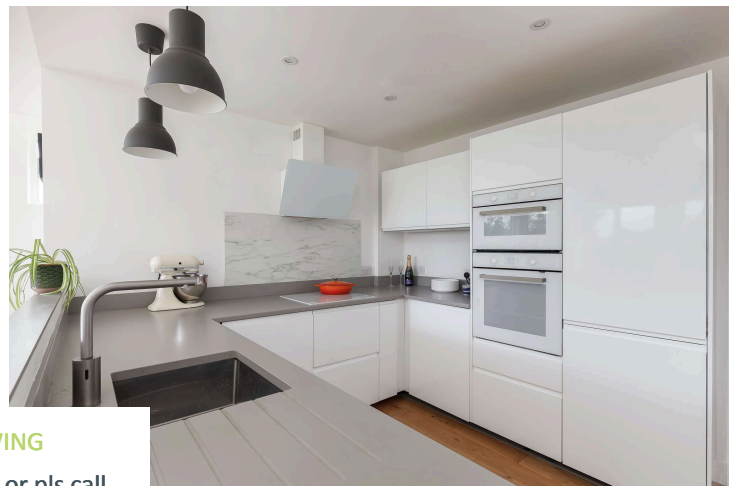
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EPC RATING: D

OFFERS OVER £495,000

PROPERTY DESCRIPTION

- Vestibule leading to hallway with storage cupboard
- Spacious, bright open plan contemporary living/dining space in this remarkable extension with sliding patio doors overlooking the garden & Scottish larch cladding – perfect for relaxing & entertaining
- Open to well fitted stylish kitchen with white handleless units & integrated appliances
- Principal bedroom with mirror fronted fitted wardrobes and door to the garden & decked patio area
- Fully tiled modern ensuite shower room with walk in shower cubicle, vanity sink unit & wc
- Two further good-sized double bedrooms
- Family bathroom with period style freestanding bath with rainfall shower over, sink & wc
- Semi floored attic for storage
- Gas central heating from condensing combi boiler located in roof space (updated 2019)
- Mixture of uPVC double glazed & timber framed triple glazed windows with metal & timber framed doors to extension & adjoining bedroom
- Expansive gardens surrounding the property comprising a large lawned area, decked & paved patio areas for dining & sitting out and a fully insulated Garden room with electricity
- Brick built garage/workshop insulated with a timber finish internally & accessed from side or front door
- Off street parking to front with EV charging point and free on street parking



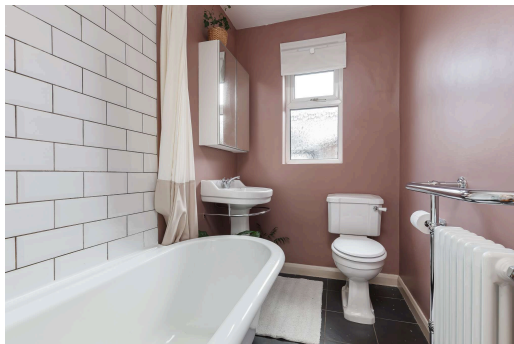
VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





EXCEPTIONALLY WELL EXTENDED & PRESENTED THREE BED SEMI DETACHED BUNGALOW IN PRESTIGIOUS COLINTON

Located in this superb area, popular with families and downsizers, is this immaculately presented three bed semi-detached bungalow which has a superior Jefcoate Anderson Architects' designed extension to provide wonderful open plan living, dining & kitchen spaces overlooking the rear garden. There are three good sized double bedrooms, one with an ensuite shower room, a family bathroom and a handy garage/workshop, topped off with plenty of off-street parking and an EV charger. With great links to shopping in the village and nearby retail parks, excellent local schools and access to amazing wide open spaces, this would make an ideal home for a young family or downsizers.

AREA

The property is situated in the well regarded Colinton district of Edinburgh which lies approximately five miles southwest of the city Centre. The City Bypass is within easy proximity, providing links to central Scotland's main motorway network, and there is a frequent bus service to the city centre and surrounding areas only a short walk away. There is a convenient local shop nearby and the charming village of Colinton is within easy travelling distance and boasts a good selection of specialist shops, cafes & restaurants. For more extensive amenities Straiton Retail Park, the Gyle Shopping Centre and Hermiston Gait are all only a short drive away, housing an excellent array of retail outlets. Situated a stone's throw from the wonderful Pentland Hills Regional Park with many excellent walks and cycle paths. Further leisure opportunities can be found along the Water of Leith Walkway at Spylaw Park,

Craiglockhart Leisure & Tennis Centre and Swanston Golf Club, all within easy reach of the property. The house is in the catchment for the well renowned Bonaly Primary School, which is within walking distance, and Firrhill High School. George Watson's is also within easy travelling distance.

EXTRAS

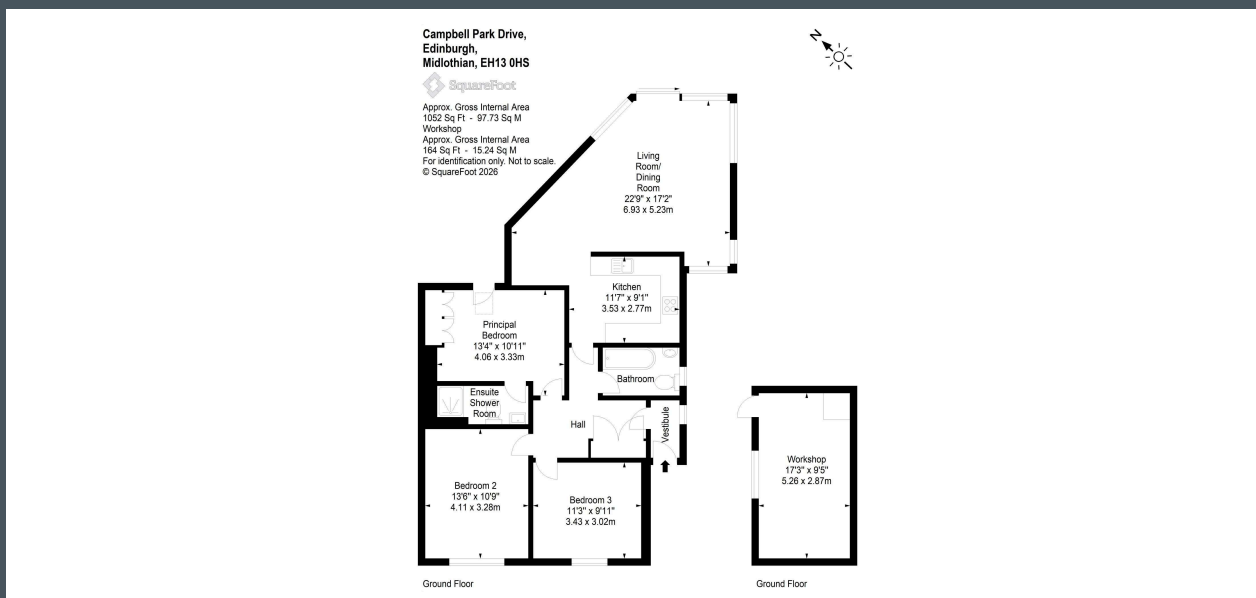
The blinds/curtains, light fittings, induction hob, double oven, cooker hood, dishwasher, integrated fridge freezer, washing machine and dryer are included in the sale.

HOME REPORT VALUATION

£525,000



Living/dining room	22'9 x 17'2 (6.93 x 5.23m)
Kitchen	11'7 x 9'1 (3.53 x 2.77m)
Bedroom 1	13'4 x 10'11 (4.06 x 3.33m)
Bedroom 2	13'6 x 10'9 (4.11 x 3.28m)
Bedroom 3	11'3 x 9'11 (3.43 x 3.02m)
Garage/workshop	17'3 x 9'5 (5.26 x 2.87m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.