



15 West Mill Bank

Colinton, EH13 0QT



3



1



2



99sqm

EPC

C

AS Anderson
Strathern

15 West Mill Bank

Colinton, EH13 0QT

This spacious duplex flat offers bright, contemporary accommodation arranged over the first and second floors of an attractive, well-maintained residential block.

Thoughtfully upgraded and presented in excellent order throughout, the property combines generous proportions with modern finishes, creating an inviting home with a peaceful outlook.

The first floor features a welcoming hallway leading to a beautifully designed kitchen that includes sleek cabinetry, ample worktop space, and quality integrated appliances. A central island with breakfast seating and a wine chiller enhances the layout for everyday living. Across the hall, the dual-aspect living and dining room enjoys superb natural light, helped by the south-facing French doors that open to a private balcony. This space is ideal for entertaining or relaxing, and the window seat provides a lovely vantage point over the surrounding greenery. A convenient WC completes the lower level.

Upstairs, the principal bedroom includes fitted storage and a stylish ensuite shower room with contemporary fixtures. Two further bedrooms offer flexibility, with one currently arranged as a dressing room and home office, showing the potential for alternative use. The main bathroom is finished to a high standard with a combination bath and overhead shower, and neutral tiling.

Throughout the home, quality flooring, fresh décor, and well-considered lighting contribute to a cohesive, elegant aesthetic. The property benefits from gas central heating, double glazing, a large floored attic for storage, and a peaceful setting within landscaped communal grounds. A private single garage provides secure parking and further storage.

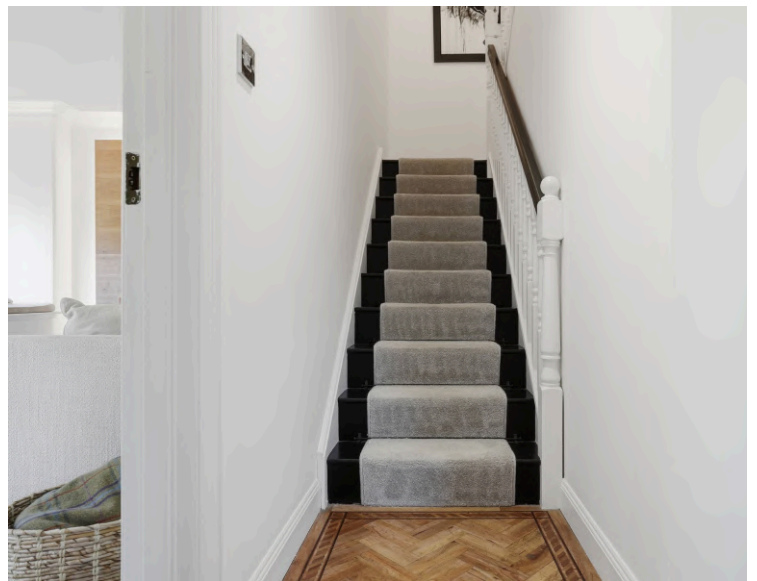
With its modern interiors, adaptable room layout, and desirable south-facing outlook, this duplex flat represents a rare opportunity to acquire a stylish and spacious home in a sought-after residential enclave.

Property features

- Duplex maisonette
- Modern finishes
- Triple aspect
- Private balcony
- Built-in wardrobes
- Garage
- Double glazing
- Gas central heating
- Factored development



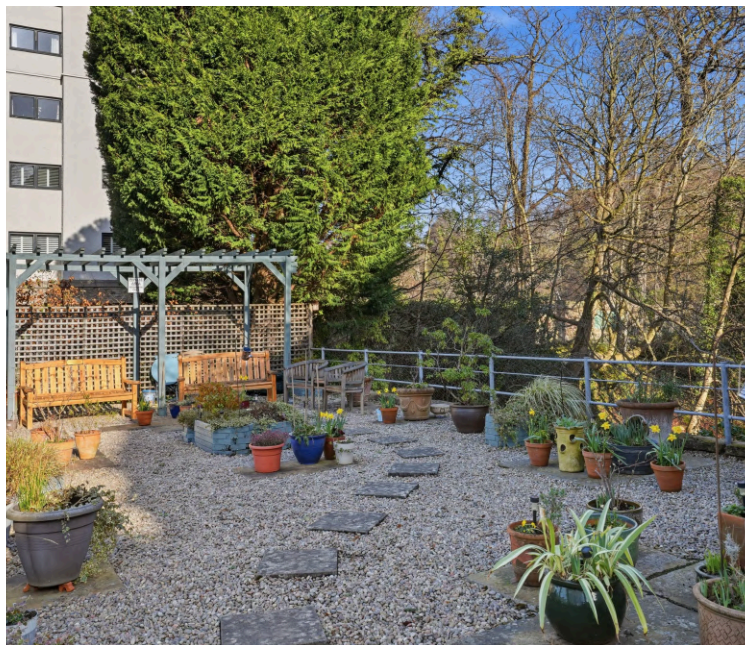


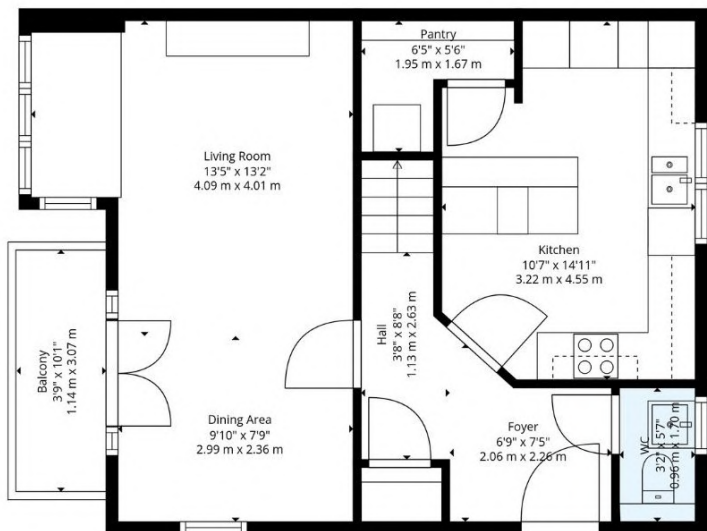


Location

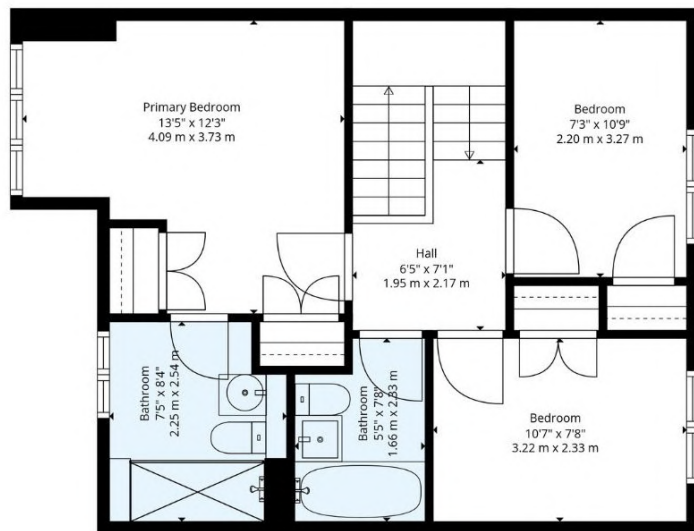
Colinton is one of Edinburgh's most desirable residential areas, nestled in the southwest of the city near the Pentland Hills. It retains a charming village feel and offers local shops, restaurants, bars, a health centre, and nearby supermarkets at Tesco and Morrisons. The area enjoys excellent transport links via the city bypass, with easy access to the M8, M9, Edinburgh Airport, and the Queensferry Crossing. Outdoor lovers will appreciate scenic walks and cycle routes in the Pentlands and along the Water of Leith. Regular buses connect Colinton to the city centre.



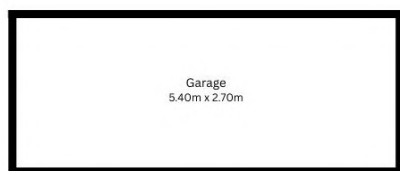




1st Floor



2nd Floor



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, window dressings (except linen curtains in living room), light fittings¹ and fixtures². The seller will not warrant the working order of any appliances, systems or services.

¹The pendants in the dining area, kitchen, and master bedroom are not included, and will be replaced with standard pendant fittings.

²The bidet toilet seat in the ensuite shower room is not included, and will be replaced with a standard one.

The bed frame and headboard in the master bedroom are custom made and may be available by separate negotiaton.

Council Tax band G

The development is factored by Charles White Factors at an approximate cost of £90pm, which includes upkeep of common grounds. A deposit of £350 is also payable.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

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 receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form 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 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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