



Solicitors & Estate Agents



Offers Over
£225,000

214 Colinton Mains Road

Colinton Mains | Edinburgh | EH13 9BU

Set within the popular residential area of Colinton Mains, this well-presented three-bedroom double upper villa offers bright and generously proportioned accommodation, ideally suited to first-time buyers, professionals, and young families. Conveniently located close to a wide range of local amenities, excellent transport links, and attractive green spaces, the property also benefits from valuable outdoor space and a large shared driveway.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Driveway
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

Accessed via its own main door, the property opens to an internal staircase leading to the upper accommodation. The spacious reception room enjoys a pleasant leafy outlook to the rear through a large double window, creating a bright and welcoming living environment. The room offers ample space for both lounge and dining furniture, while laminate flooring adds a contemporary and practical finish. The kitchen is well equipped with a range of fitted wall and base units, providing excellent storage and workspace. Dual-aspect windows allow natural light to flow through the room, while there is ample space for a variety of freestanding appliances. The principal bedroom is an attractive and spacious double room positioned to the front of the property. A beautiful bay window enhances the sense of space and light, while thick carpet flooring creates a warm and comfortable atmosphere. The main bathroom is fitted with a modern two-piece white suite, complemented by a vanity unit and a separate shower cubicle with thermostatic shower. Fully tiled walls provide a stylish and low-maintenance finish. On the upper level, there are two further generously sized double bedrooms, both benefiting from laminate flooring and offering flexible accommodation for family living, guests, or home working. A second shower room serves this level and comprises a two-piece white suite along with a shower cubicle fitted with an electric shower.



Extras

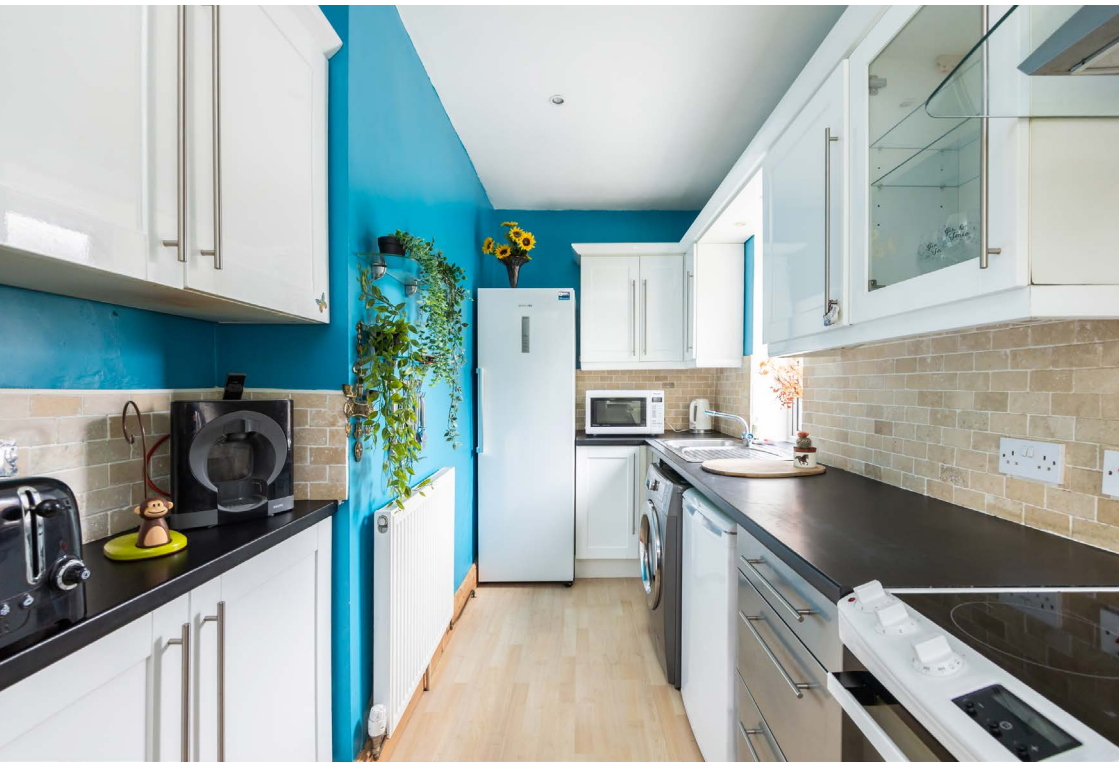
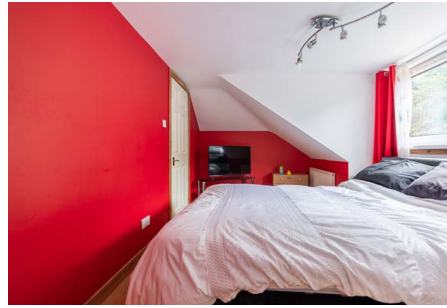
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, residents can enjoy access to a shared rear garden with a drying green, providing useful outdoor space. Two external sheds offer excellent storage solutions, while the large shared driveway provides parking for multiple vehicles, a highly desirable feature in this popular residential location.

Viewing

By appointment through Neilsons (0131 625 2222).





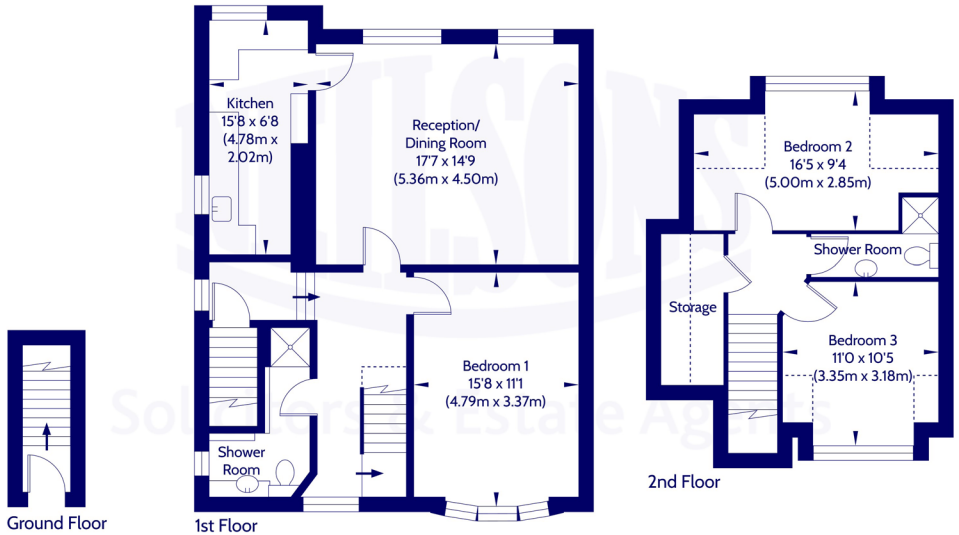
Location

Colinton Mains lies to the south-west of Edinburgh with excellent bus services to the city centre and surrounding areas together with quick and convenient commuting by way of the City Bypass which in turn leads to major roads and motorway networks. The area is served by good local day to day shops including Morrisons, Tesco and Aldi supermarkets. Colinton Mains is situated near to the open recreational spaces at Colinton Mains Park and the Braidburn Valley Park, and excellent schooling is available from primary to senior level.





Approx. Gross Internal Floor Area 110 Sq M / 1177 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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