



5 Spylaw Bank Road, Edinburgh, EH13 0JW

Tastefully extended, stone-built late Victorian detached house, which historically was the Railway Master's Cottage and with extensive mature gardens and significant potential for further development. Rich in original period detail, the property retains a wealth of charming architectural features synonymous with its era. Occupying a prime position on one of Colinton's most prestigious and sought-after streets, the house is ideally situated within easy walking distance of the village centre and an excellent range of local amenities. Offering exceptional scope to create a substantial family home, the property presents a rare opportunity for future enhancement and extension, subject to the necessary consents. The property further benefits from gas central heating.

The accommodation comprises:

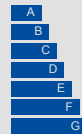
- Vestibule
- Welcoming entrance hall
- Generously proportioned front-facing double bedroom
- Elegantly appointed traditional-style fully tiled family bathroom featuring Travertine stone floor tiles, marble mosaic wall tiling, roll-top bath with shower over, pedestal wash hand basin and WC
- Two further well-proportioned rear-facing double bedrooms, both benefiting from built-in wardrobes
- Attractive front-facing living room with stripped timber flooring, decorative cornicing and a working open fireplace with cast iron insert and oak surround
- Well-equipped fitted kitchen comprising a range of cream shaker-style units, granite work surfaces with inset Belfast sink, and integrated appliances including a range cooker with extractor hood and fridge freezer



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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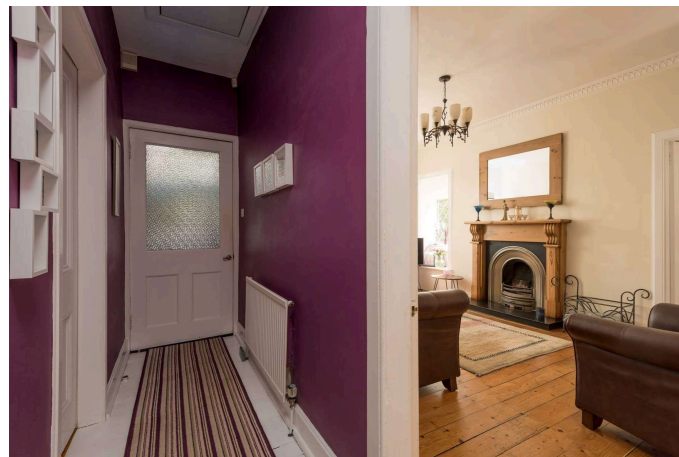


EPC RATING
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- Open archway connecting the kitchen to the dining room, where French doors enjoying a westerly aspect allow for an abundance of natural light

Exterior

The property is set within extensive and beautifully maintained mature gardens, featuring expansive lawns and an impressive variety of established shrubs and specimen planting including acers, corkscrew hazels, magnolias and camellias. A secure gated entrance leads to a multi-car driveway enhanced by feature lighting.

Extras

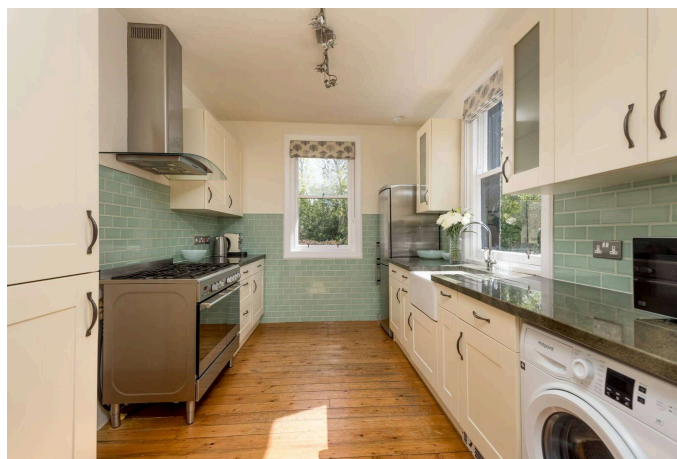
All fitted floor coverings, blinds, the living room curtains, light fittings (excluding those in the living room, front bedroom and rear left bedroom), range cooker and fridge freezer are included within the sale.

Location

Spylaw Bank Road is regarded as one of the most prestigious addresses within the highly desirable residential district of Colinton, situated to the south-west of Edinburgh at the foot of the Pentland Hills. Located within the historic and picturesque Colinton Village, the area offers an excellent range of local amenities and recreational facilities, including an optician, dentist, GP surgery, pharmacy, beautician, Men's Barber, Post Office, Co-op, Electrician, two restaurants, two pubs and Waddell's automotive Garage. Further amenities are available nearby, including a large Tesco at Colinton Mains, Sainsbury's at Longstone and Morrisons at Swanston. Spylaw Park and the entrance to the Dell/ Water of Leith walkway is less than five minutes walk from the property.

The surrounding area is particularly well regarded for its access to outdoor pursuits, with Bonaly Country Park and the Pentland Hills within easy walking distance, offering superb opportunities for walking, cycling and other leisure activities. Excellent golf courses, Colinton Bowling Club and the Hillend Ski Centre are also close at hand. The City Bypass provides convenient access to the wider motorway network, Edinburgh Airport and East Lothian. The property lies within the catchment area for Juniper Green Primary School and Currie High School.

Council tax - Band F







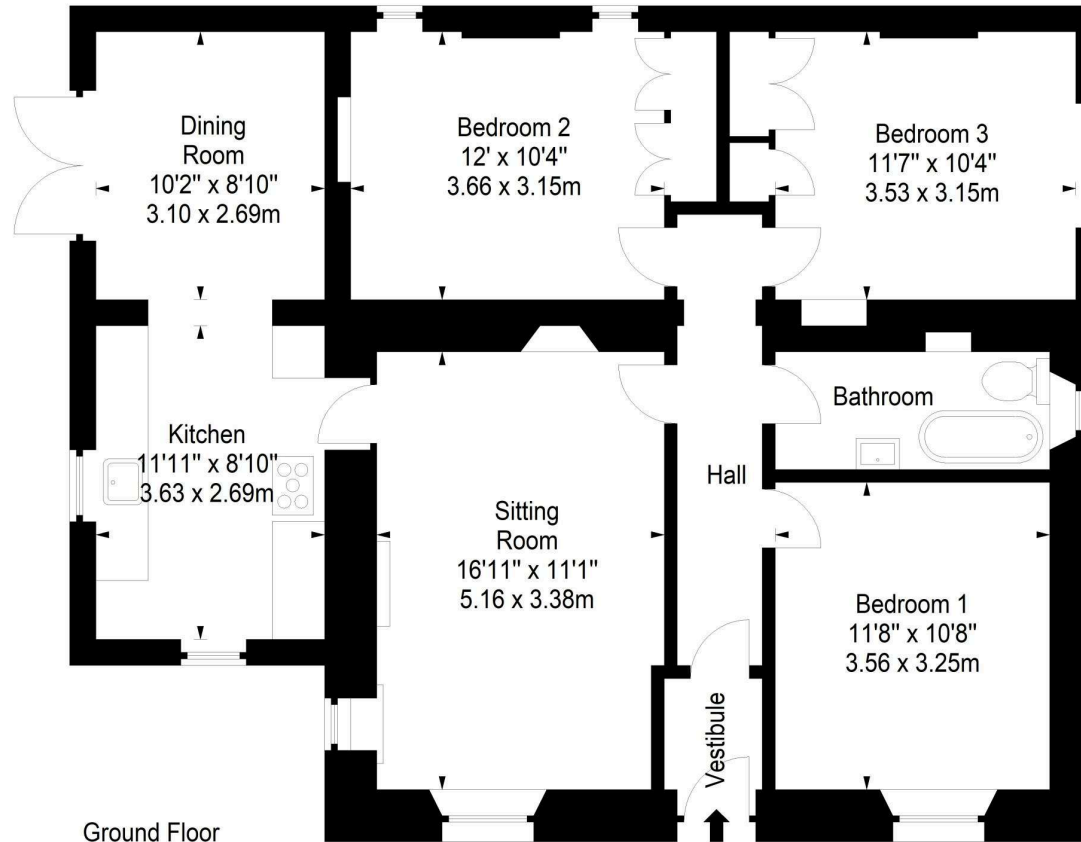




Spylaw Bank Road,
Edinburgh,
Midlothian, EH13 0JW



Approx. Gross Internal Area
1022 Sq Ft - 94.94 Sq M
For identification only. Not to scale.
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DMD SOLICITORS &
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