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Offers Over  
**£325,000**

# 30/3 Colinton Road

Merchiston | Edinburgh | EH10 5DG

A well proportioned first floor flat, forming part of an elegant period conversion and enjoying a superb location close to Harrison Park and Holy Corner in the capitals leafy Merchiston area.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Residents parking
-  Communal garden
-  EPC rating - C
-  Council tax band - E



## Description

The property is bordered by verdant mature garden grounds, benefits from residents parking and is well connected to the city and the vibrant high amenity areas of Morningside and Bruntsfield.

The accommodation is well presented throughout and briefly comprises: entrance hallway with a substantial built-in storage cupboard and ornate skylight, comfortable reception room with focal fireplace, light neutral décor and laminate flooring, well equipped kitchen which has been fitted with a variety of white base and wall units with contrasting worktops and an assortment of appliances, good sized principal bedroom with fitted wardrobes and en-suite shower room, second double bedroom also with built-in wardrobes, and main family bathroom with tasteful modern décor, WC, pedestal basin and bath with low maintenance wet wall panelling and shower.



*This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*

## Extras

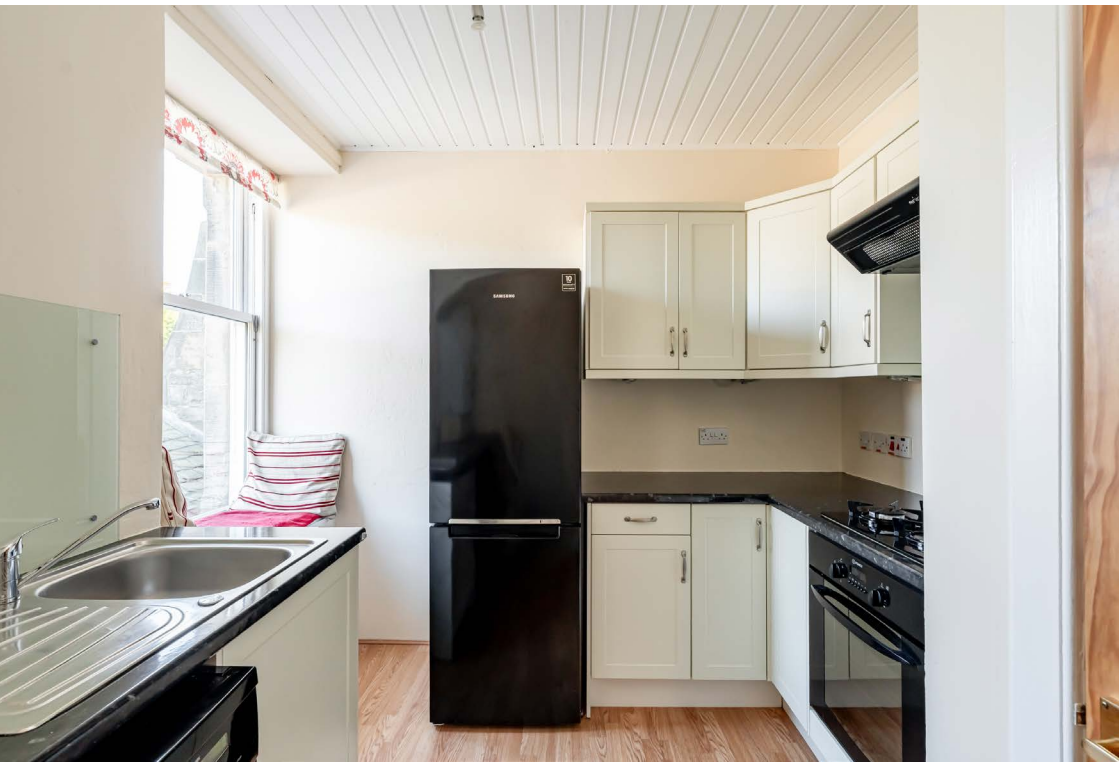
All curtains, light fittings, integrated appliances and white goods will be included.

## Gardens and Parking

The property is bordered by leafy mature garden ground, boasting a variety of mature trees, shrubs and planted beds. Ample residents parking is available to the front.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

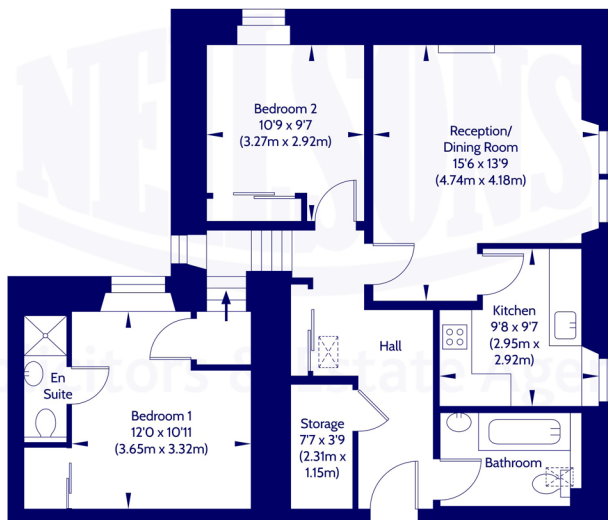
The property forms part of the reputable residential district of Merchiston, lying approx. two miles south west of Edinburgh's City Centre. Many local amenities are on hand serving every day needs with the neighbouring districts of Polwarth, Bruntsfield and Morningside providing a more extensive range of specialised shops and services including a Marks & Spencer's and Waitrose. Frequent bus services pass by linking the city centre and surrounding areas and the City Bypass, Edinburgh Airport and motorway networks are all within easy reach. Leisure facilities within the area include The Fountain Park complex, with a multi-screen cinema, Nuffield gym and bowling alley. The cosmopolitan Edinburgh Quay is also easily accessible hosting a variety of bars, bistros and restaurants. The property is also close to Harrison Park, Bruntsfield Links and the Water of Leith Walkway and the area is ideal for those connected with Napier and Edinburgh Universities. Schools within the area are well represented at both the public and private sectors and the city's financial core is just a brief bus drive away.





Approx. Gross Internal Floor Area 74 Sq M / 794 Sq Ft.

### 1st Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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