



Peaceful and immaculate Two-bedroom, double upper flat



Situated in a peaceful position overlooking the green in the ever-popular Colinton Mains area of Edinburgh, this immaculate two-bedroom double upper flat offers beautifully presented accommodation in true walk-in condition. Enjoying a quiet setting yet conveniently located close to excellent local amenities, schools and transport links, this attractive home is ideal for a wide range of buyers. Accessed via its own private entrance, the property opens into a welcoming stairway and hallway, setting the tone for the bright and spacious accommodation beyond. The elegant lounge features a charming bay window, flooding the room with natural light and framing delightful views towards mature trees and Blackford Hill. The generously proportioned dining kitchen enjoys a lovely outlook across playing fields and is fitted with a range of modern white units, appliances, and ample space for family dining. Also on the lower level is a spacious double bedroom with useful storage, together with a generous family bathroom featuring both a bath, separate shower cubicle and cupboard. The upper floor hosts a superb principal bedroom, or could be a living room, enhanced by four Velux windows which capture stunning panoramic views across Edinburgh's skyline, eaves storage and a useful cupboard. Completing this level is a versatile box room, with a Velux window, eaves storage, ideal as a dressing room, home office, or additional storage space. The flexible layout offers excellent versatility and could easily be adapted to suit a variety of lifestyle and family requirements. Externally, the property benefits from a private driveway to the front, while to the rear there is a section of private garden along with a shared drying green. This exceptional home combines generous accommodation, stunning views and a peaceful setting, making it a fantastic opportunity for first-time buyers, professionals, couples and small families alike.

Key Features

- Private entrance stair and hallway
- Lounge
- Dining kitchen
- Two double bedrooms
- Box room with Velux window
- Bathroom
- Double glazing and gas central heating
- Private garden
- Shared drying green
- Driveway



Colinton Mains

Colinton Mains is a quiet and popular residential area located to the south of the city centre. Good local shops provide for all day-to-day requirements including a Tesco superstore within walking distance, as well as an Aldi nearby at Oxfangs and Morrison's at Hunter's Tryst. More extensive shopping can be found at nearby Morningside and at the Gyle Shopping Centre, which is within a short drive. There is a library and GP / doctor's surgery within the vicinity. Schooling is well represented from nursery to senior level. Leisure facilities include many public parks, golf courses, Hillend Ski Centre and the Pentland Hills National Park. Regular bus services take you to and from the city centre and many suburbs. The city by-pass is a few minutes away giving access to main motorway networks.



Extras

All fitted floor coverings, oven, hob, washing machine, fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£230,000

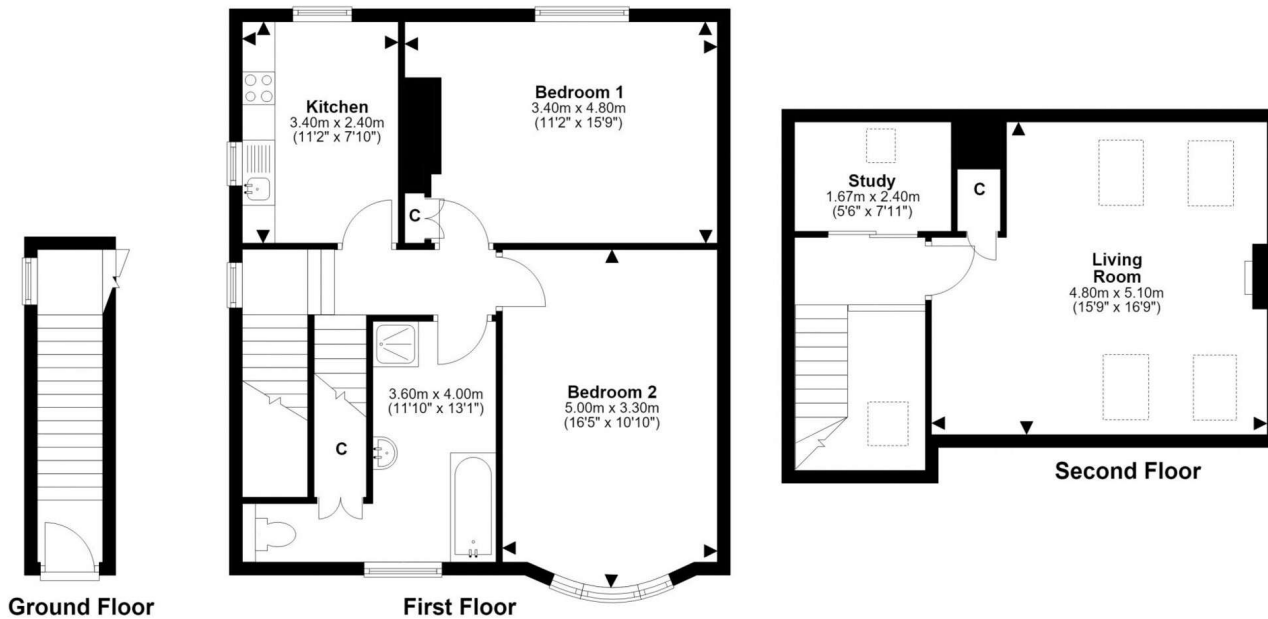
EPC Rating

C

Tenure

Freehold





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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