

10/12 WEST MILL ROAD

Colinton, Edinburgh, EH13 0NX

A STUNNING
*fourth-floor luxury
apartment*



PROPERTY NAME

10/12 West Mill Road

LOCATION

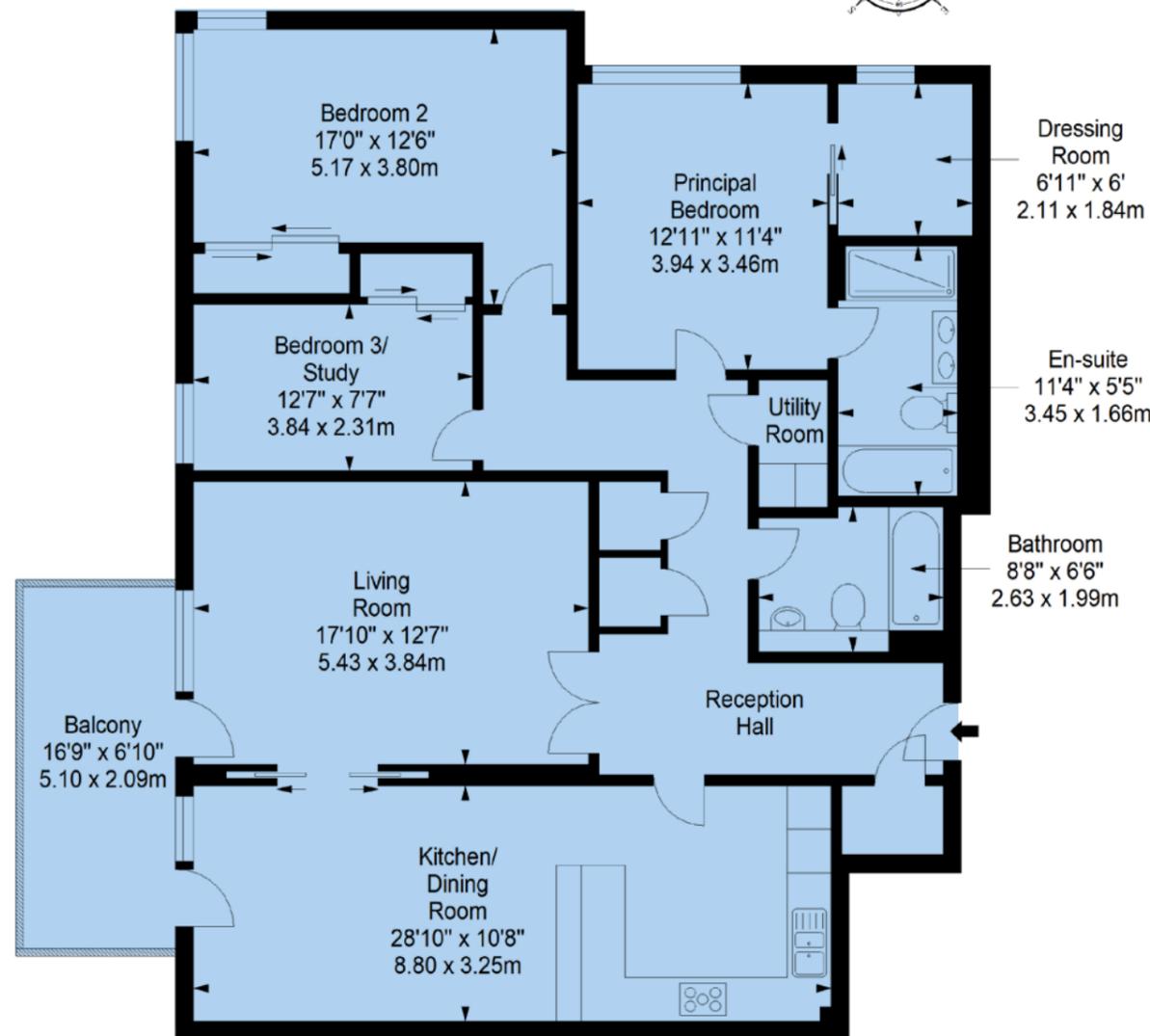
Colinton, EH13 0NX

APPROXIMATE TOTAL AREA:

135.9 sq. metres (1462.8 sq. feet)

● FOURTH-FLOOR

The floorplan is for illustrative purposes. All sizes are approximate.



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This southwest-facing property is stunning in every aspect, providing large, light-filled rooms with a blank canvas of décor and deluxe finishings throughout
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Secure video-entry system and a lift service leading up to a reception hall with three generous cupboards
- 10** **The living room**
The living room is a bright and spacious opening out to a private balcony with southwest-facing aspect
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An expansive footprint to easily accommodate a table and chairs, extending out onto the private balcony. The kitchen itself has an ultra-modern design
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The three bedrooms ensure homeowners have the space and versatility. The principal bedroom has a five-piece en-suite bathroom, and the family bathroom has a three-piece suite and overhead shower
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The development sits amongst carefully maintained communal garden grounds. The apartment also has an allocated parking space in the development's secure garage
- 30** **Colinton, Edinburgh**
The exclusive residential suburb of Colinton is renowned for its quaint village ambience and tranquil setting on the banks of the picturesque Water of Leith



Peacefully located by the Water of Leith and a large park, this exclusive fourth-floor apartment has a highly desirable location in Colinton village as part of a sought-after modern development by Westpoint Homes. This southwest-facing property is stunning in every aspect, providing large, light-filled rooms with a blank canvas of décor and

deluxe finishings throughout. It further boasts a private balcony with riverside views, a statement kitchen, and a high-end bathroom and en-suite. It also benefits from excellent storage and secure allocated parking. Viewing is highly recommended to truly appreciate the size and standards of this luxury home, as well as its idyllic setting.




10/12 WEST
MILL ROAD



10/12 WEST MILL ROAD

A luxurious three-bedroom fourth-floor apartment finished to an exceptionally high specification, forming part of a prestigious Colinton development by the award-winning Westpoint Homes.

GENERAL FEATURES

A stunning fourth-floor luxury apartment
Part of a modern development by Westpoint Homes
Picturesque location in exclusive Colinton village
High-specification interiors with neutral styling
EPC Rating - B | Council Tax band - G

ACCOMMODATION FEATURES

Secure video-entry system and a lift service
Reception hall with three generous cupboards
Living room that is bright and spacious
Private balcony with southwest-facing aspect
Ultra-modern, open-plan kitchen/dining room
Separate utility room for discreet laundry
Principal suite with a private dressing room
Two further bedrooms with built-in wardrobes
Luxurious 5pc en-suite bathroom with Porcelanosa tiles
High-spec 3pc family bathroom with overhead shower

EXTERIOR FEATURES

Carefully maintained communal garden grounds
Allocated parking space in a secure residents' garage

The apartment is reached via a secure video-entry system and lift service to all floors.



Stepping inside, the strong first impression is maintained thanks to a neutrally decorated reception hall with three generous store cupboards and engineered oak flooring.



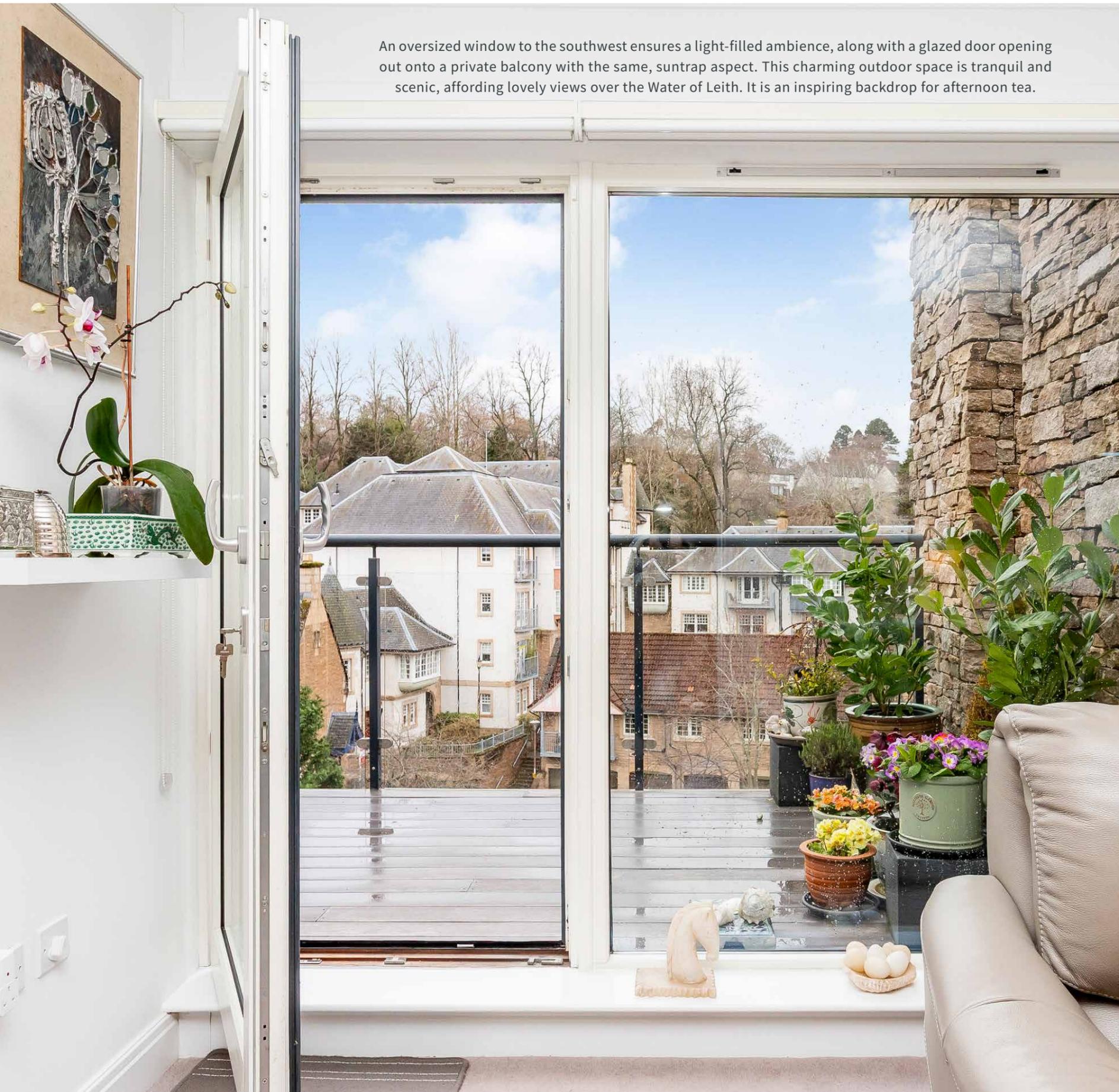
WELCOME TO A LUXURY APARTMENT

THE LIVING ROOM

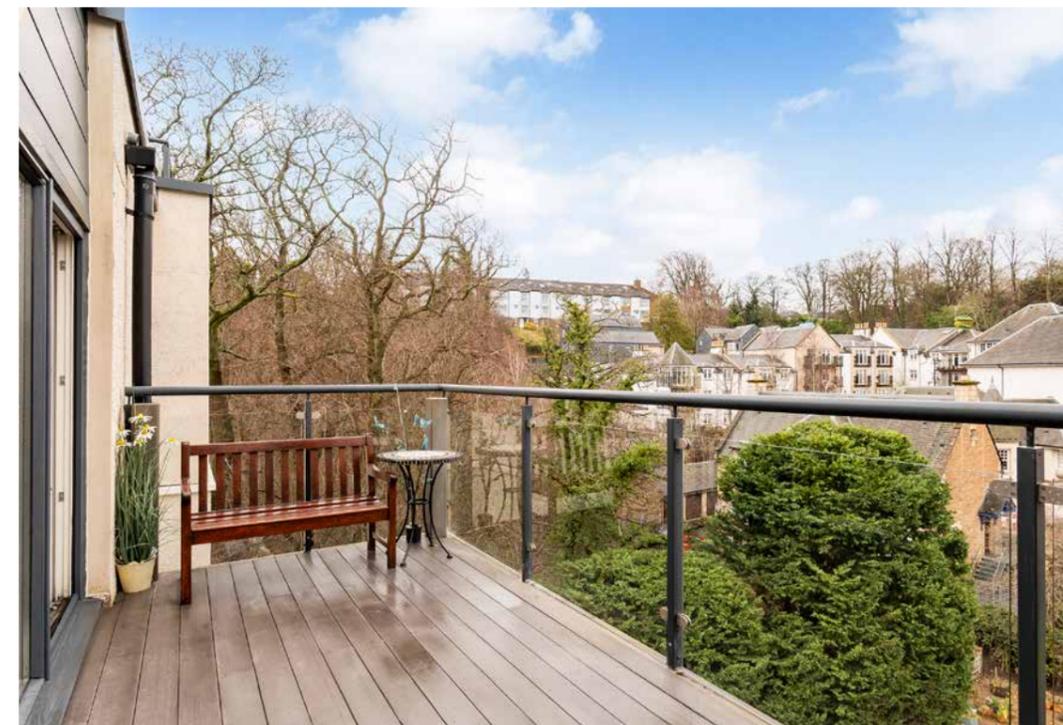
Nestled behind double doors, the living room is a bright and spacious reception area that is well suited to unwinding and socialising. Here, the crisp white décor is paired with a soft carpet for underfoot comfort, creating an inviting environment which is easy to style.



An oversized window to the southwest ensures a light-filled ambience, along with a glazed door opening out onto a private balcony with the same, suntrap aspect. This charming outdoor space is tranquil and scenic, affording lovely views over the Water of Leith. It is an inspiring backdrop for afternoon tea.



"This charming outdoor space is tranquil and scenic, affording lovely views over the Water of Leith."







Open-plan **KITCHEN/ DINING ROOM**

The open-plan kitchen/dining room is accessed from the hall or via a pocket door from the living room. It has an expansive footprint to easily accommodate a table and chairs, and (like the living area) it has a southwest-facing aspect, extending out onto the private balcony for added convenience.



ULTRA-MODERN DESIGN

The kitchen itself has an ultra-modern design, incorporating handle-less cabinets in white alongside downlit Silestone worktops and easy-clean glass splashbacks. A fitted Samsung fridge/freezer and integrated Neff appliances are included. A separate utility room (off the hall) provides a quiet locale for laundry.

THREE BEDROOMS



Space and versatility for a wide variety of lifestyles



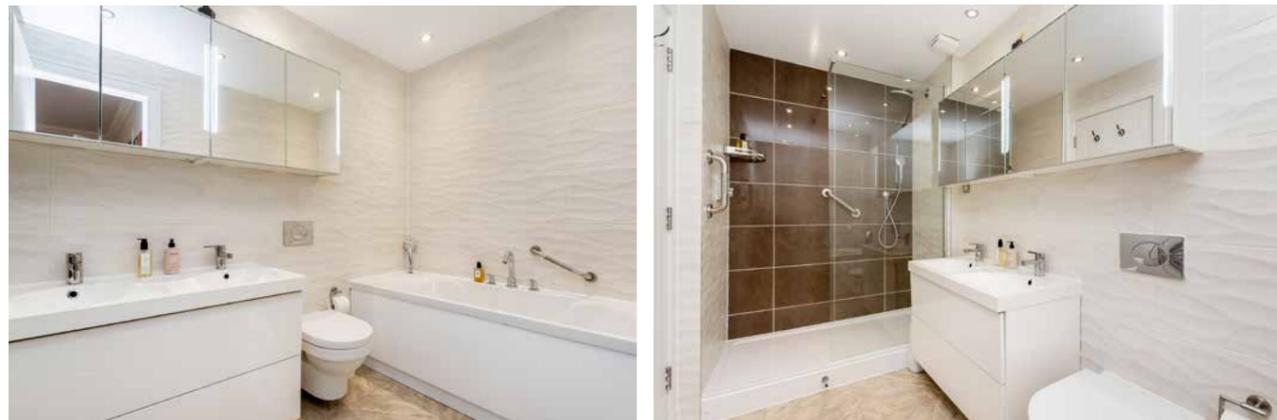
The three bedrooms ensure homeowners have the space and versatility for a variety of lifestyles. The principal suite (with a tasteful accent wall) goes above expectations, providing a private dressing room (behind a pocket door) and a luxurious five-piece en-suite bathroom. Meanwhile, the second double bedroom enjoys dual-aspect windows and a built-in wardrobe. Bedroom three also has a built-in wardrobe and the flexibility to be used as a study/home office.





PRINCIPAL SUITE

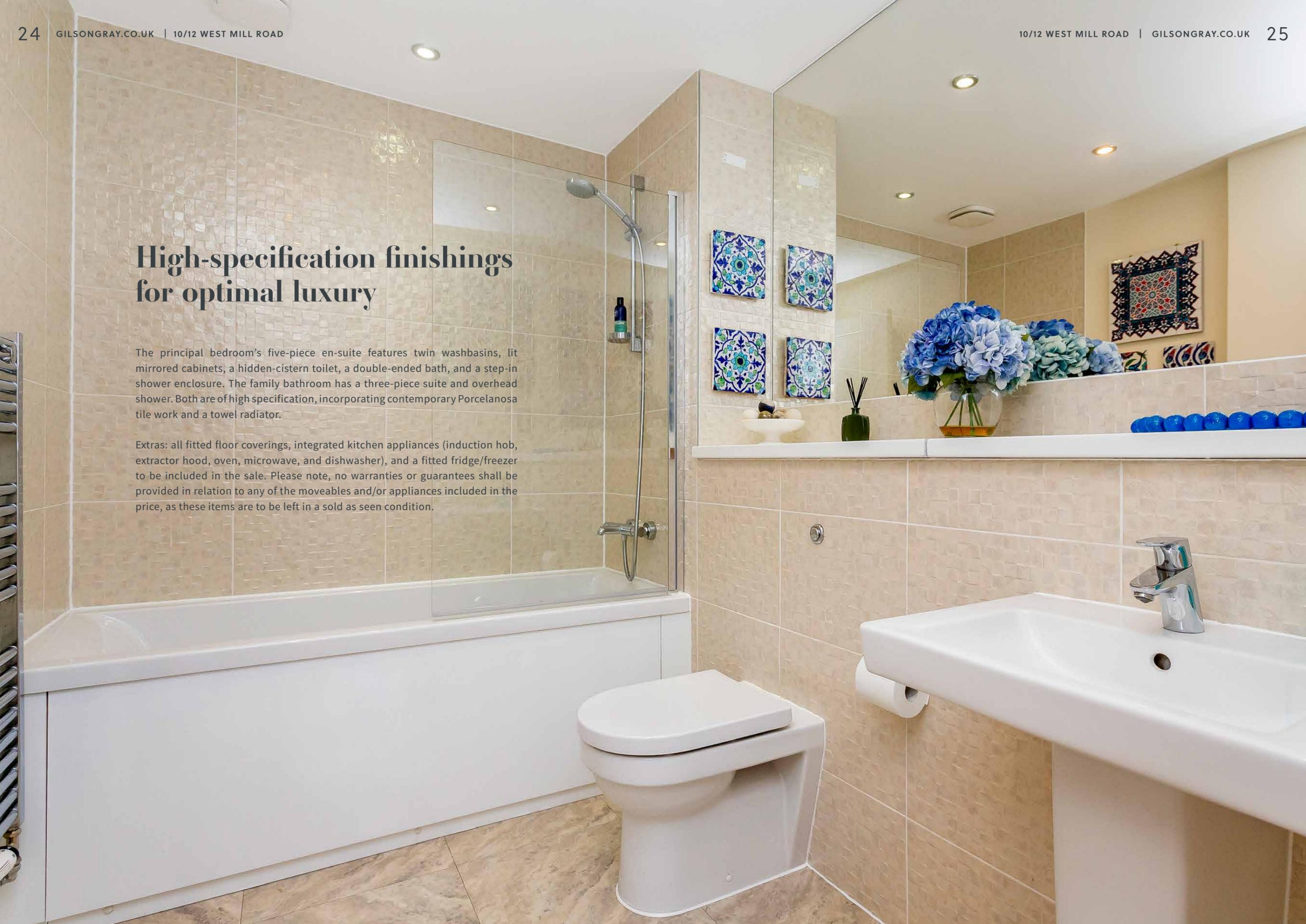
with a private dressing room and a five-piece en-suite bathroom



High-specification finishings for optimal luxury

The principal bedroom's five-piece en-suite features twin washbasins, lit mirrored cabinets, a hidden-cistern toilet, a double-ended bath, and a step-in shower enclosure. The family bathroom has a three-piece suite and overhead shower. Both are of high specification, incorporating contemporary Porcelanosa tile work and a towel radiator.

Extras: all fitted floor coverings, integrated kitchen appliances (induction hob, extractor hood, oven, microwave, and dishwasher), and a fitted fridge/freezer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

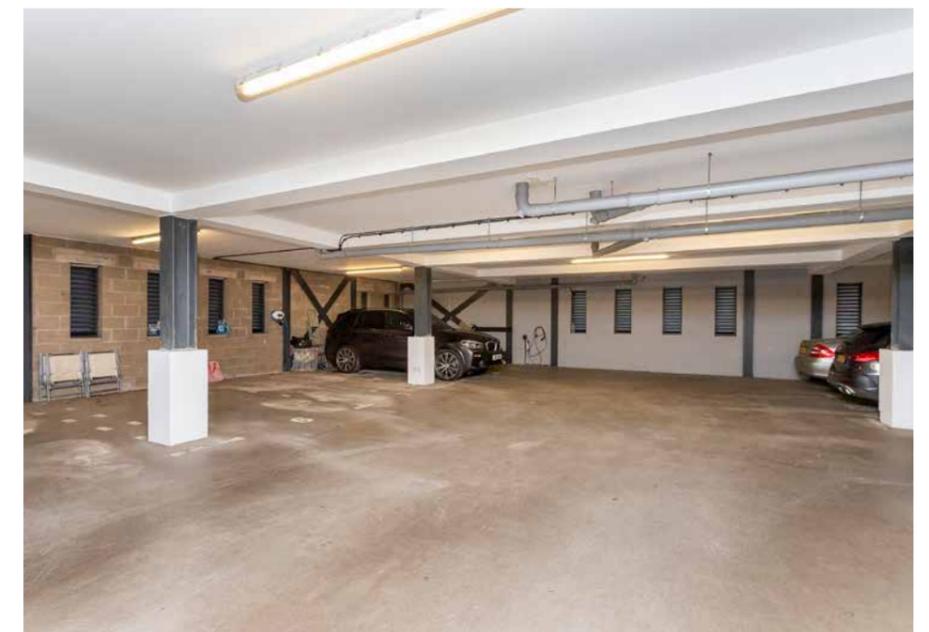


GARDEN & PARKING

Outside, the development sits amongst carefully maintained communal garden grounds. It is also just a stone's throw from Spylaw Public Park, the Water of Leith, and the National Cycle Route 75 offering lots of opportunities for running, cycling, and gentle strolls.



Adding further appeal, the apartment also has an allocated parking space in the development's secure garage



"...a stone's throw from Spylaw Public Park, the Water of Leith, and the National Cycle Route 75.."





COLINTON, EDINBURGH

Situated just over four miles southwest of the city centre, the exclusive residential suburb of Colinton is renowned for its quaint village ambience and tranquil setting on the banks of the picturesque Water of Leith. The historic village, which has been lovingly preserved over the years, is characterised by its romantic country lanes and stunning period architecture. Colinton Village is home to a raft of independent retailers and local businesses, including restaurants, pubs and a post office. In addition to supermarkets nearby, the bustling high streets of neighbouring Morningside and Bruntsfield also offer excellent local amenities. Colinton is cherished for its close proximity to nature: the enchanting woodland of Colinton Dell provides a natural habitat for diverse animals and plant-life and hosts several sites of historical interest, while the majestic Pentland Hills are just a short drive away. Colinton is served by an excellent range of schools and the area is also extremely well placed for some of the capital's finest independent schools, namely Merchiston Castle School, which is located just outside the village. Thanks to its location southwest of the city centre, Colinton enjoys convenient links to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks. Excellent public transport services and extensive cycle paths also provide swift and easy access to the city centre.



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