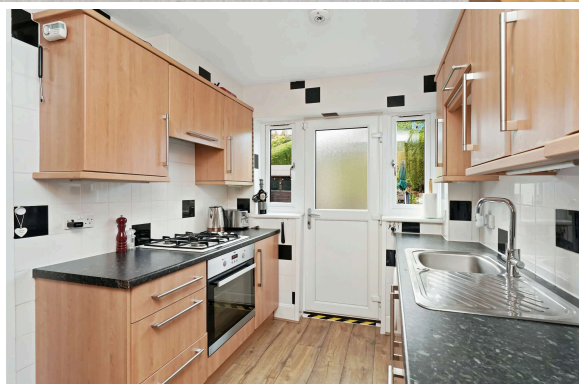




32 The Gallolee
COLINTON | EDINBURGH | EH13 9QL


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32 The Gallilee,

COLINTON | EDINBURGH | EH13 9QL

Extremely well presented three-bedroom detached home with front and rear gardens and private driveway, whilst being within easy reach of the City Bypass and the City Centre alike. This would make an excellent home for a couple, or young family and early viewing is highly recommended to appreciate what is on offer.

The accommodation comprises an entrance hall, a spacious dining/living room, featuring an attractive bay window, dining area and storage cupboard. The fully fitted kitchen gives access out to the rear garden and currently comprises a gas hob, oven and fan, dishwasher, washing machine and fridge/freezer. Upstairs there are three well-proportioned bedrooms all with built in storage and completing the accommodation is the bathroom with shower over the bath and a heated towel rail.

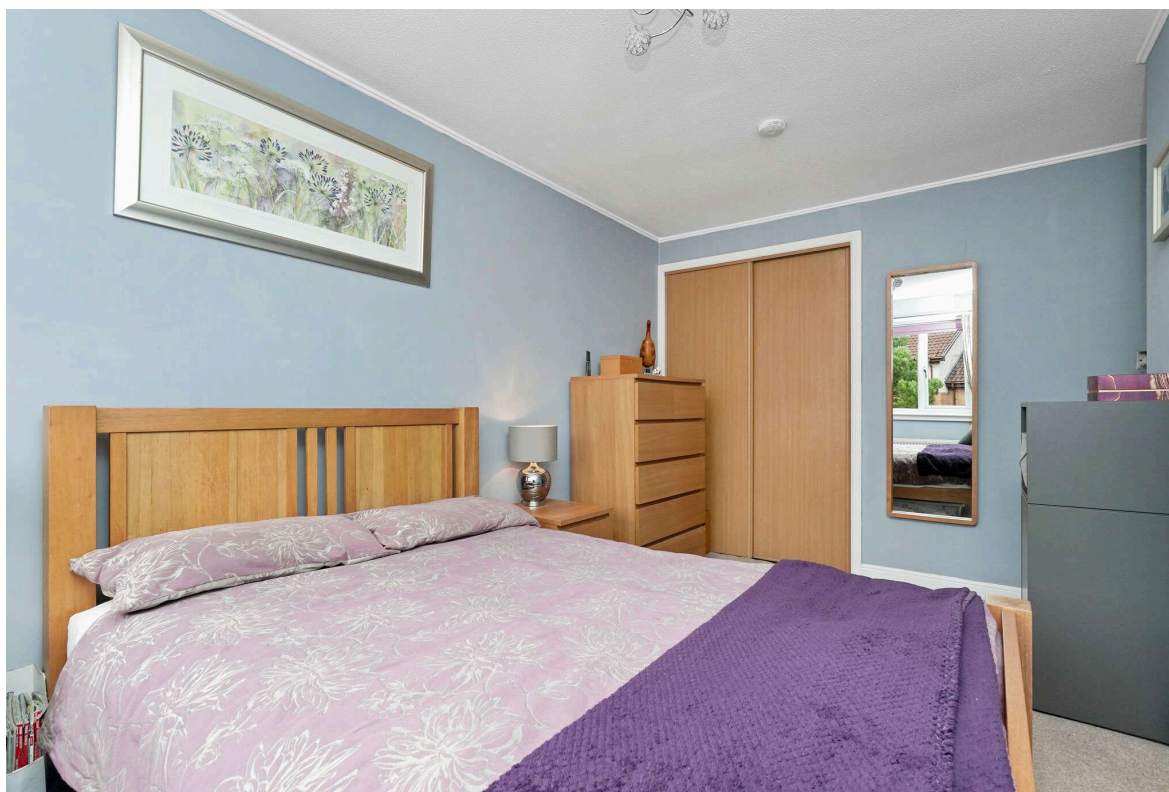
The property also benefits from a front garden and driveway and further impressive layered rear garden that benefits from a patio, lawn, shed and outside tap.

- Dining/living room with bay window
- Fully fitted Kitchen with access outside
- Three bedrooms all with built in storage
- Bathroom with shower over the bath
- Double glazing and gas central heating
- Private gardens front and rear
- Driveway and Attic

All fitted blinds, all light fittings, the main large shed in the garden, fridge freezer, washing machine, dishwasher, integrated oven and hob included in sale. The curtains may be available by separate negotiation. EPC Rating C.

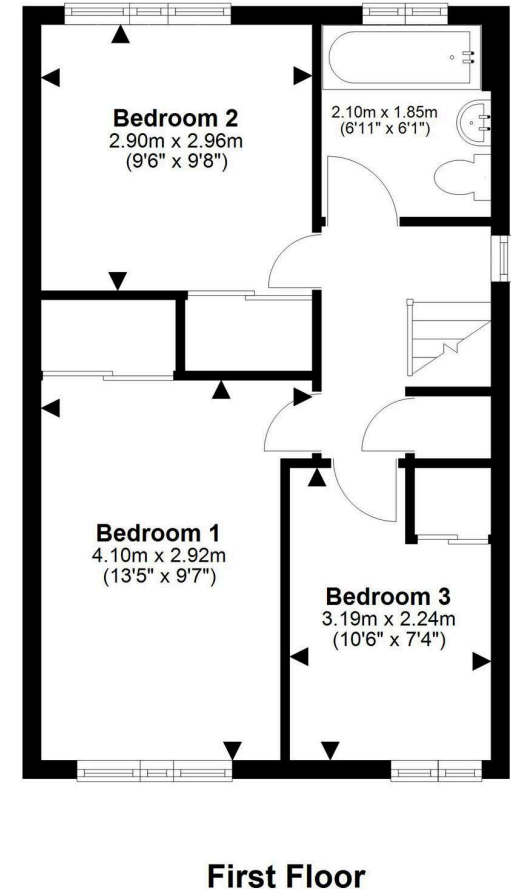
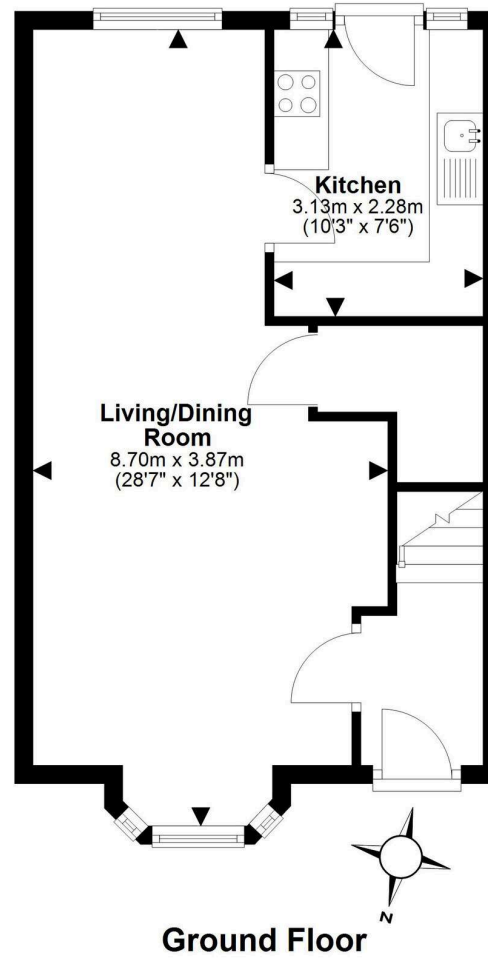
There are no factoring charges associated with this property.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the highly regarded Colinton area of Edinburgh, which lies to the south of the City Centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, including Tesco and Morrisons Superstores, supported by the usual banks, building societies and postal services. Further facilities can be found at Craiglockhart and Morningside, both locations being easily accessible. Leisure facilities include golf courses, a fitness club, indoor and outdoor tennis and enjoyable walks over the nearby Pentland Hills. Schooling is well represented from nursery to senior level, both in public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





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.