BlairCadell
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18 Hailes Avenue
Edinbugh EH13 0NA

Offers Over £330,000

- Charming upper villa
- Lounge with private balcony access
- Kitchen/diner
- Two bedrooms plus attic space
- Family bathroom with electric shower over bath
- Gas central heating & double glazing
- Private front and rear gardens
- Driveway & on street parking

Council Tax Band: E
Tenure: Freehold

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Charming upper Villa

18 Hailes Avenue is a charming two-bedroom upper villa with additional attic space, ideally situated within a peaceful cul-de-sac in the highly sought-after Colinton area of Edinburgh. Conveniently located close to a range of local amenities, the property offers spacious and versatile accommodation, with a flexible layout ideally suited to modern family living. Offering scope for future enhancement this appealing home presents an excellent opportunity for a variety of buyers.

A private entrance and staircase lead to a spacious hallway, which benefits from useful under-stair storage. The elegant bay-windowed lounge features an attractive focal-point fireplace and direct access to a private balcony, which enjoys views across the city towards the Firth of Forth. To the rear, the well-proportioned kitchen/dining room provides an inviting space for both everyday family living and entertaining. The kitchen is fitted with a range of wall and base units, an electric hob and an oven. There are two generous double bedrooms, both benefiting from excellent storage space. A family bathroom, fitted with a three-piece suite, completes the main accommodation. A further attic room provides excellent versatility and could be used as a home office, study or additional bedroom. The hallway also provides private access to the rear garden via a separate private staircase, adding further convenience and practicality to the property. Further benefits include double glazing and gas central heating.

Externally, the property benefits from private gardens to both the front and rear. The mature rear garden is particularly appealing, featuring a well-maintained lawn, raised planting beds, an attractive greenhouse and established fruit trees, creating a charming outdoor space with plenty of character. A traditional coal cellar offers useful external storage, while an outdoor tap provides added convenience. The driveway provides off street parking and on street parking is also readily available.

Colinton offers a wealth of amenities, including independent retailers, a Co-op, pharmacy, GP practice, post office, restaurants, and pubs, with larger supermarkets nearby. The vibrant areas of Morningside and Bruntsfield are within easy reach, providing a wider array of shops, a Waitrose, cinema, theatres, and an excellent selection of eateries. Nature lovers will appreciate the proximity to country park walks and the Pentland Hills and woodland walks along the water of Leith, while families benefit from an excellent choice of schools, including Juniper Green Primary, Currie High, Firhill, and Merchiston Castle School, as well as other prestigious independent schools just a short drive away. Commuters will value the convenience of regular public transport links, with a bus stop to the city centre just a minute's walk away and a railway stop just a five minute walk away to Glasgow and city centre. The City Bypass and motorway networks are also easily accessible

Viewing By appointment 0131 337 1800

Hailes Avenue,
Edinburgh,
Midlothian, EH13 0NA

SquareFoot

Approx. Gross Internal Area
1205 Sq Ft - 111.94 Sq M
For identification only. Not to scale.
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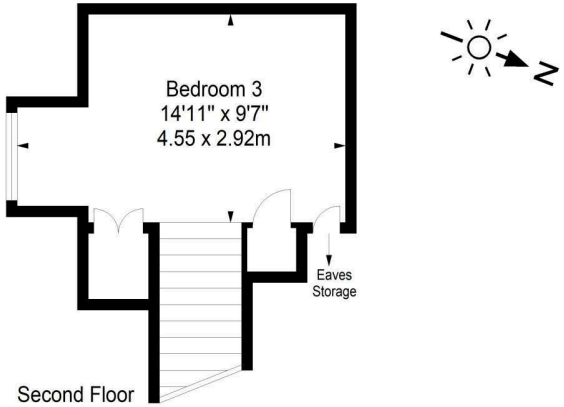

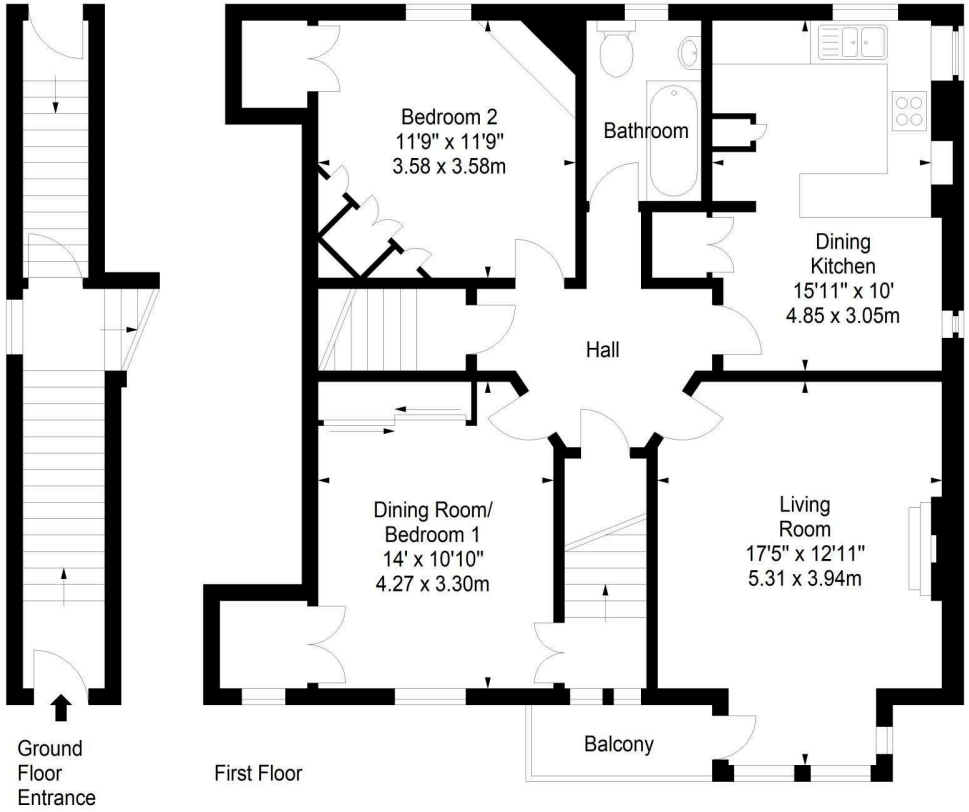

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