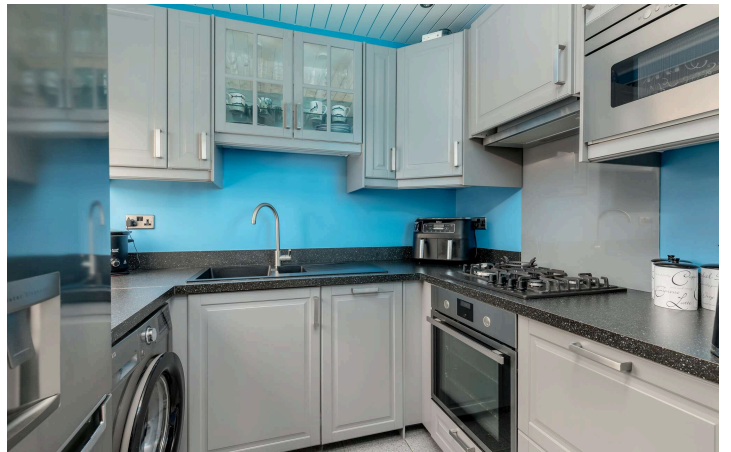


COLINTON MAINS
83 OXGANGS TERRACE
EH13 9BZ



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EPC RATING: C

OFFERS OVER £210,000



WELL PRESENTED THREE BED LOWER VILLA WITH PRIVATE GARDENS AND OFF STREET PARKING

Located in the popular residential area of Colinton Mains is this superb villa with flexible, well maintained accommodation comprising a good-sized sitting room, separate dining room/bedroom 3, fully fitted modern kitchen, two further bedrooms, contemporary shower room, private gardens & driveway. Would be ideal for professionals, sharers or a young family, with excellent local shopping, schools & amenities, numerous transport links into the city centre & the surrounding areas, easy access onto the city bypass & motorway network and Napier & Heriot Watt universities nearby.

VIEWING

By Appointment pls call 0131 4466850

PROPERTY DESCRIPTION

- Private maindoor access to hallway with handy boiler cupboard
- Good sized sitting room – perfect for relaxing
- Separate dining room which could be used as bedroom three
- Kitchen off the sitting room with lovely range of grey shaker style units & appliances
- Spacious principal bay windowed bedroom with fitted storage
- Second double bedroom off sitting room
- Stylish fully tiled shower room with large walk-in shower, vanity sink unit, wc & heated towel rail
- Gas central heating from combi boiler located in hallway cupboard (updated 2018)
- Upvc double glazed windows
- Private rear enclosed garden with paved patio, lawn and shed, together with shared drying area
- Driveway with off street parking

AREA

The property is located in Colinton Mains which is a popular area in the south of the city with a good range of supermarkets & local shopping nearby, with further retail units available a short drive away in Straiton Retail Park. There are also excellent transport links to Morningside & Bruntsfield with their wide range of supermarkets, independent shops, speciality food stores, coffee shops, bars & restaurants. The property is in the catchment for the well-renowned Oxcgangs & St Mark's RC Primary Schools and Firrhill & St Thomas of Aquin's RC High Schools. There are a wide range of leisure facilities available a short distance away including Swanston & Merchants Golf Courses, the Hunters Tryst bar & restaurant, Craiglockhart Leisure Centre & Midlothian Snowsports Centre. There are also amazing walks & open spaces on the doorstep, including Colinton Mains Park, the Pentland Hills & Fairmilehead Park. The city bypass is a few minutes' drive away with access to the wider motorway network and there are numerous bus services running from the main road into the city centre and the surrounding areas.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, extractor fan, slimline dishwasher, freestanding fridge freezer are included in the sale.

HOME REPORT VALUATION

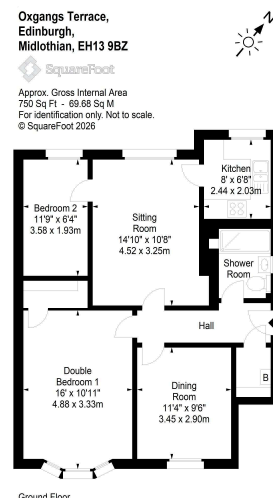
£220,000

Sitting room	14'10 x 10'8 (4.52 x 3.25m)
Kitchen	8' x 6'8 (2.44 x 2.03m)
Dining room/bedroom 3	11'4 x 9'6 (3.45 x 2.90m)
Bedroom 1	16' x 10'11 (4.88 x 3.33m)
Bedroom 2	11'9 x 6'4 (3.58 x 1.93m)

Contact:

205 Morningside Road Edinburgh EH10 4QP
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.



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