










Offers Over

£450,000

3 Dreghorn Park

Colinton | Edinburgh | EH13 9PH

An excellent opportunity has arisen to acquire this gorgeous four-bedroom end-terraced villa quietly pocketed within the highly desirable Colinton area. Upgraded throughout to a high standard whilst positioned close to fantastic amenities, reputable schooling, and convenient transport links, the property makes for an outstanding family home.

-  4 bedrooms
-  3 public rooms
-  2 bathroom
-  Private gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - C



Description

The accommodation begins with a welcoming entrance hallway. To the rear, the bright and airy lounge enjoys a peaceful outlook and features bi-fold doors flowing seamlessly into the sun room – a lovely spot for relaxing throughout the year. The stylish and well-appointed kitchen/diner is perfectly designed for modern family living and entertaining. Finished with wooden worktops, the kitchen offers a range of integrated and freestanding white goods, partial tiling in splash areas, dual aspect windows, electric heating in the tiled floor area, and bi-fold doors opening directly onto the side garden and driveway. A ground floor home study provides an ideal workspace for those working from home. Completing the lower level is a practical WC incorporating fitted storage, utility cupboard provisions, and a traditional pulley drying rack.

Upstairs, the landing provides access to a partially floored attic. The principal bedroom is a generous front-facing double benefitting from a smart en-suite fitted with a walk-in shower, tiled flooring, and heated towel rail. Bedroom two is another comfortable rear-facing double, while bedroom three is a further front-facing double with a useful storage cupboard. Both rooms offer excellent space for freestanding furniture and flexible layouts. Bedroom four is a versatile single room, ideal as a nursery, child's bedroom, or dressing room. The family bathroom is beautifully finished with full tiling, tiled flooring, heated towel rail, and shower over bath.

Further benefits include gas central heating and double glazing throughout.



Gardens & Parking

Externally, the property boasts generous private front and side gardens, mainly laid to lawn with mature shrubs, alongside a driveway providing off-street parking for one car. To the rear, boasting a South-facing aspect, the split-level landscaped garden features a patio area flowing into a separate lawn section, all well screened for privacy. A superb fully insulated garden room with spot lights and power offers fantastic flexibility, while outdoor power sockets (front and back garden) and water tap add further convenience.

Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, hood, microwave, and dishwasher, freestanding fridge-freezer, washing machine, and tumble dryer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





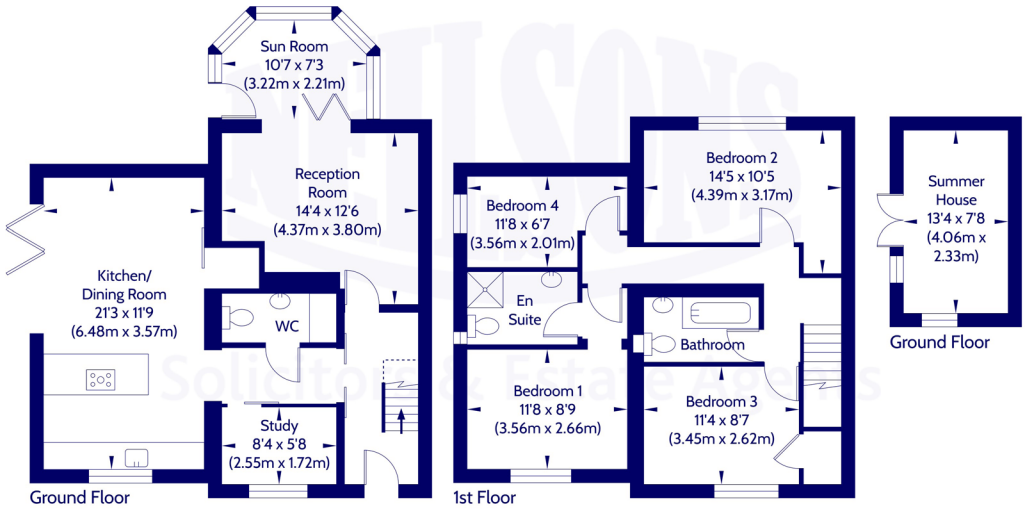
Location

Dreghorn Park forms part of the highly regarded residential district of Colinton, conveniently positioned for access to the City of Edinburgh Bypass linking the main Scottish motorway network system and Edinburgh International Airport. Excellent public transport provides frequent access to the City Centre and surrounding districts making this an ideal location for the commuter. Many local amenities can be found in Colinton Village with further shopping available at the nearby Gyle shopping centre and Hermiston Gait. The area is well placed for the outdoor enthusiast and the property is within close proximity to the spectacular Pentland Hills Regional Park and Bonaly Country Park. The tranquillity of the Water of Leith and nearby Colinton Dell are also on hand offering a mixture of mature woodland where delightful walks and cycles can be enjoyed. Schooling is well-catered for from nursery to secondary level in both the public and private sectors, and the Edinburgh Napier University campuses are a short drive away.





Approx. Gross Internal Floor Area 127 Sq M / 1368 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
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