

OFFERS OVER £150,000

7/1 Firrhill Drive  
Edinburgh, EH13 9ER

drummondmiller  
Solicitors & Estate Agents



- Charming Two-Bedroom Property with French Doors opening to a large enclosed private garden
- Generous private front garden with open views towards the Pentland Hills
- Bright and spacious sitting room with French doors to the rear garden
- Excellent storage including built-in cupboards and under-stair storage
- Modern fitted kitchen with ample storage and worktop space
- Two well-proportioned double bedrooms
- EPC C

### Description

Drummond Miller is delighted to present this well-proportioned two-bedroom property located in the residential area of Colinton Mains.

Set back from the main road and accessed via a pedestrian path. The accommodation comprises a welcoming entrance hallway with under-stair storage, leading to a bright and attractive sitting room with French doors opening onto the private rear garden and enjoying lovely views towards the Pentland Hills.

The modern fitted kitchen provides ample storage and workspace, while the property further benefits from two generously sized double bedrooms and a contemporary bathroom fitted with a shower.

With well-balanced accommodation, attractive outdoor space, and a popular residential setting, this property is ideally suited to modern living and is sure to appeal to a wide range of purchasers.





### Central Heating and double glazing

There are UPVC double-glazed windows throughout and gas central heating.

### Garden and parking

A particular feature of the property is the generous outdoor space, with the rare benefit of two separate private gardens. French doors from the sitting room open directly onto a large, fully enclosed front garden, enjoying open views towards the Pentland Hills and providing an excellent space for relaxing, entertaining, or family life. The garden offers ample room for outdoor furniture, children's play equipment, planting, and has potential for a summer house or garden studio, subject to any necessary consents.

To the rear, a further private garden enjoys a peaceful setting and lovely morning sunshine, creating an ideal spot for a morning coffee, al fresco dining, or simply unwinding outdoors.

Free on-street parking is readily available within the surrounding residential streets.

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### Location

Situated in the popular Colinton Mains area of south-west Edinburgh, the property enjoys a convenient location with a wide range of local amenities close at hand.

Excellent shopping facilities, supermarkets, schools, and leisure amenities are all easily accessible, while nearby green spaces and walking routes provide excellent opportunities for outdoor recreation.

The area is well served by regular public transport links to Edinburgh city centre and surrounding districts, and offers easy access to the City Bypass, Edinburgh Airport, and Scotland's central motorway network.

### Council Tax and EPC

Council Tax band B and has a C-rated Energy Performance Certificate.

### Home Report

The property has been valued at £155,000 and a link to the Home Report is available from the ESPC website.

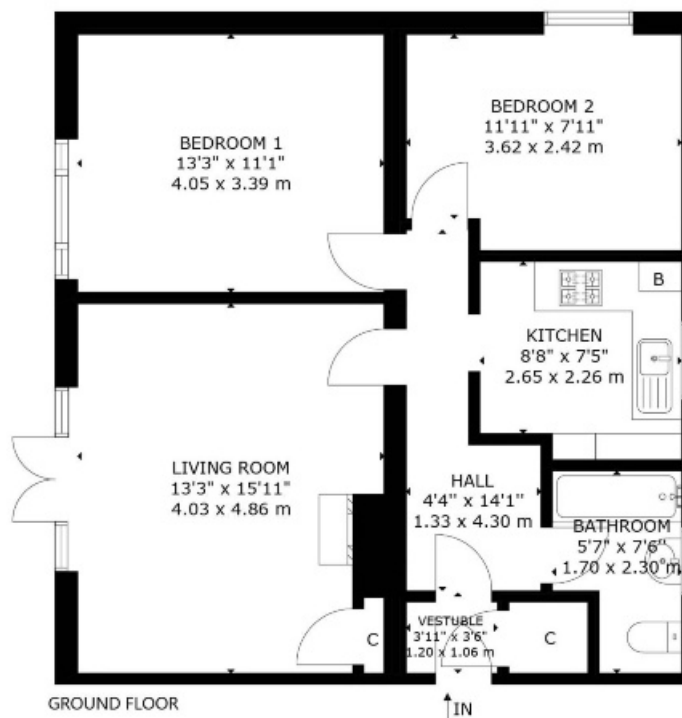
### Viewing

By appointment only, telephone 0131 229 3399.

### Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





7 - 1 FIRRHILL DRIVE, EDINBURGH, EH13 9ER  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 718 SQ FT / 67 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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