



Location

This 2 bed upper villa is situated just south west of the city, not far from the villages of Colinton & Juniper Green, a popular and sought after residential area.

Both villages offer an array of local services including a Co-op, Iceland, health centre, pharmacy, speciality shops, pubs and restaurants. There are a number of supermarkets close by including Sainsburys, Asda and Tesco and for more extensive shopping requirements, Edinburgh West Retail Park, Straiton Retail Park and The Gyle Shopping centre are only a short drive away.

The area has a number of excellent recreational amenities including a tennis and sports centre at Craiglockhart, libraries and various tennis, bowling and golf clubs. tennis clubs, various golf clubs. Scenic country walks can be enjoyed in the nearby Spylaw Park, the Pentland Hills and along the Water of Leith Walkway and Cycle Path.

Local schooling at all levels is well regarded with Juniper Green Primary School and Currie Community High School very close by. Private school options in the area are George Watsons and Merchiston Castle. Further education is available Heriot-Watt University, Napier University and Edinburgh College.

The property is well positioned for transport links to the city bypass, motorway network and Edinburgh Airport with regular bus services serving all areas of the city.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance hallway

Living room with fireplace & box bay window

Kitchen/dining room

Two bedrooms, both with built in storage

Bathroom with shower, wash basin and WC

Extra features

Gas central heating

Double glazing

Attic room

Private balcony

Private garden to the rear



Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road
Edinburgh, EH13 0LH
TEL: 0131 447 9341

BUCKSTONE

4A Buckstone Terrace
Edinburgh, EH10 6PZ
TEL: 0131 447 9341

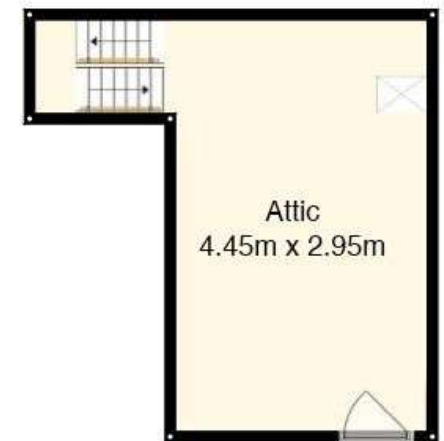
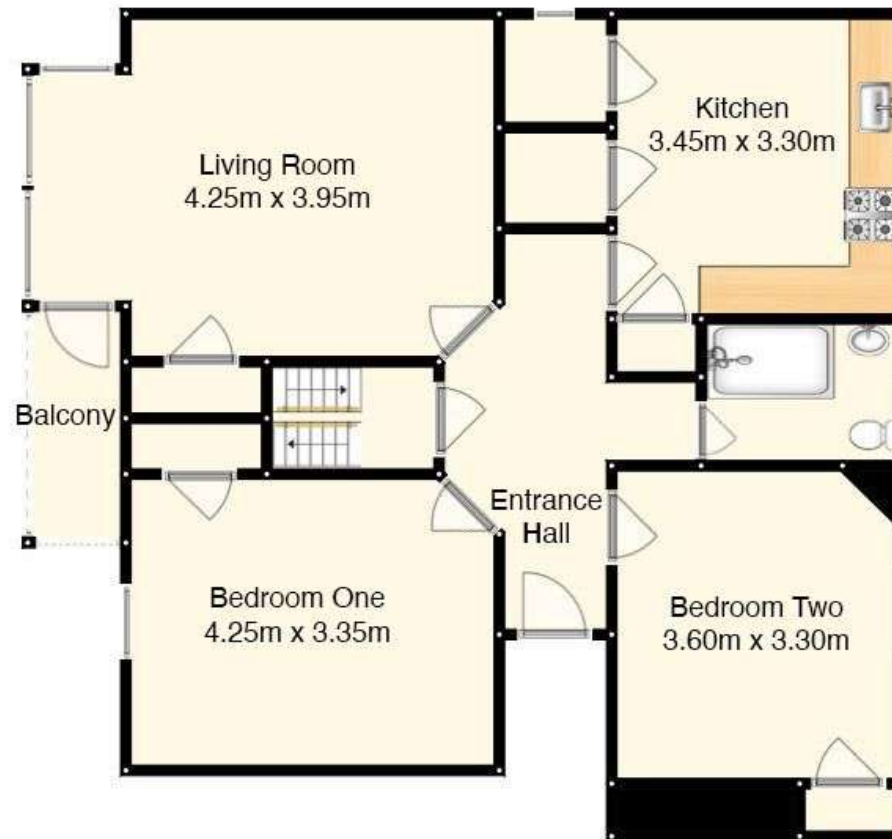
Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
House 84m²
Attic 15m²