



COLINTON MAINS  
TERRACE

33 Colinton Mains Terrace  
COLINTON | EDINBURGH | EH13 9AS

  
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## 33 Colinton Mains Terrace

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An exciting opportunity has arisen to acquire this beautiful two-bedroom lower villa boasting well-kept rear private garden and driveway in the popular residential area of Colinton, south of Edinburgh's city centre. This property has great potential and would benefit with a degree of renovation. The property comprises a bright and spacious living room with patio doors and Edinburgh press, fully fitted Kitchen that currently comprises fridge/freezer, washing machine, gas hob, oven and fan. There are two well-proportioned bedrooms, and completing the accommodation is a shower room with shower and WC. Externally there is a well-maintained, rear private garden with shed and outside tap as well as a driveway giving off street parking.

- Two-bedroom lower villa
- Popular location
- Easy access to public transport links
- Living room with patio doors to garden
- Fitted Kitchen
- Shower room
- Rear private garden and Driveway
- Ample storage

Council tax band C, energy rating C

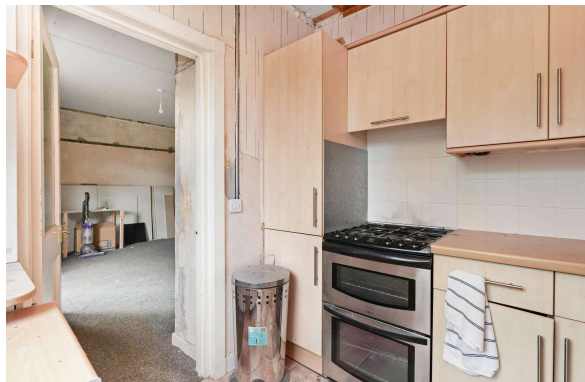
There is no factor fee associated with this property

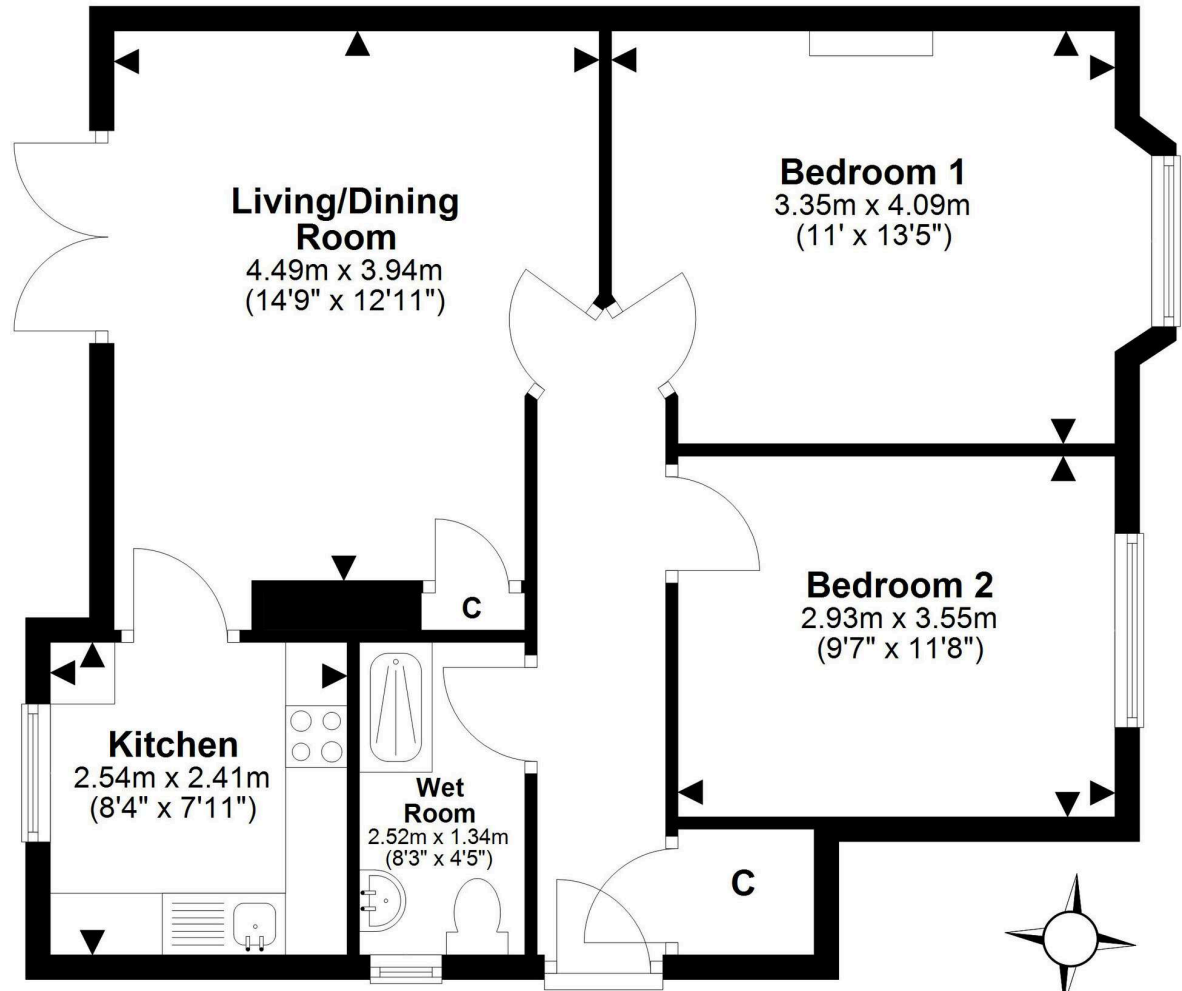
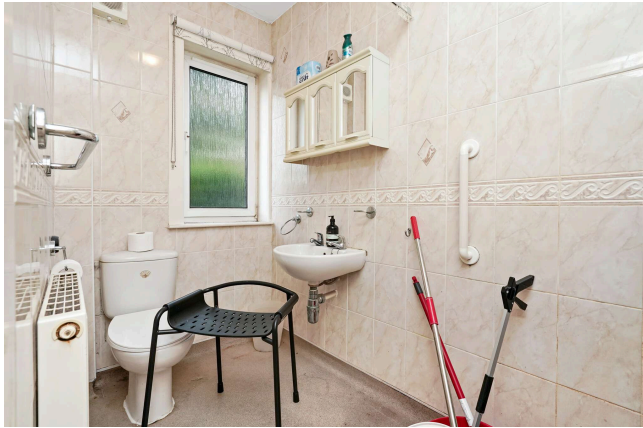
Property sold as seen

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Colinton is a designated conservation area through which the Water of Leith runs. The area retains much of its original village charm with a selection of speciality shops. Further facilities can be found at Craiglockhart and Morningside, both locations being easily accessible. Leisure facilities include golf courses, a fitness club, indoor and outdoor tennis and enjoyable walks over the nearby Pentland Hills. Schooling is well represented from nursery to senior level, both in public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.