



43 Colinton Mains Road,
Colinton Mains, Edinburgh, EH13 9AP

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule with stairs to upper level.
- Reception hall with excellent understairs storage cupboard.
- Well presented living room overlooking rear with space for table & chairs.
- Modern fitted kitchen with some appliances.
- Good sized double bedroom with built in wardrobes & walk in storage cupboard housing a fridge-freezer.
- Bedroom 2/dining room with bow window.
- Contemporary fitted shower room.
- Staircase leading to upper level.
- Further double bedroom.
- Single bedroom with storage within eaves.
- Gas central heating.
- Double glazing.
- Monoblock driveway to front.
- Shared communal pathway to side.
- Enclosed private garden area to rear.
- Communal drying area.
- Further private garden area at rear.
- Unrestricted on the street parking.



GENERAL DESCRIPTION

Immaculately presented double upper villa situated in the popular Colinton Mains district within a short journey to the south of the Edinburgh City Centre. There is an excellent range of local amenities close at hand and the property would make an ideal purchase for a young family.

LOCATION

Colinton Mains is an extremely popular residential area located to the south of the city centre. Good local shops provide for all day-to-day requirements including a Tesco superstore within walking distance, as well as an Aldi nearby at Oxgangs and Morrison's at Hunter's Tryst. More extensive shopping can be found at nearby Morningside and at the Gyle Shopping Centre, which is within a short drive. There is a library and GP / doctor's surgery within the vicinity. Schooling is well represented from nursery to senior level. Leisure facilities include many public parks, golf courses, Hillend Ski Centre and the Pentland Hills National Park. Regular bus services take you to and from the city centre and many suburbs. The city by-pass is a few minutes away giving access to main motorway networks

COUNCIL TAX BAND C.
TRAIN STATION APPROXIMATELY 1.5 MILES TO SLATEFORD TRAIN STATION.
AIRPORT APPROXIMATELY 8.7 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 100 METRES.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, SOME CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE. THE FRIDGE-FREEZER WITHIN THE STORAGE CUPBOARD WITHIN BEDROOM ONE, GARDEN SHED & GARDEN STORAGE UNIT WILL ALSO BE INCLUDED IN THE FOR SALE PRICE WHILE THE AUTOMATIC WASHING MACHINE MAY BE AVAILABLE TO NEGOTIATION.





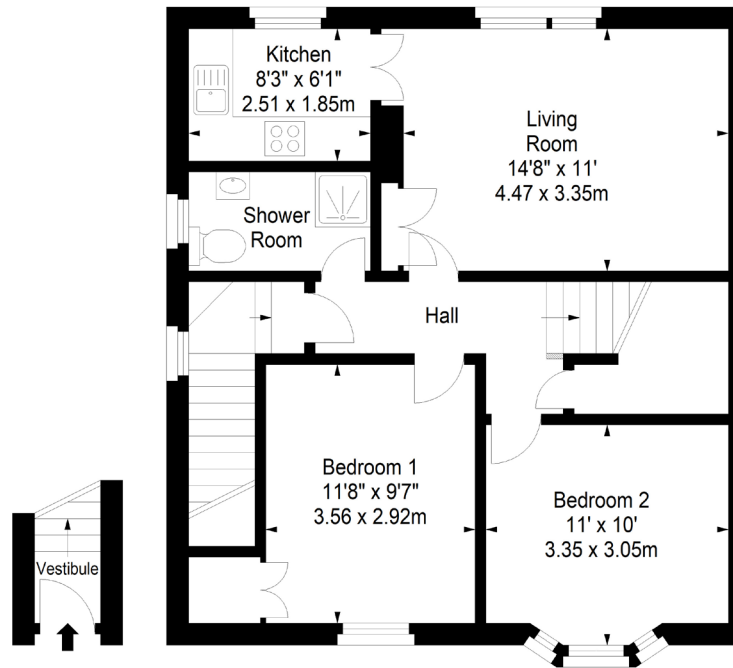
**Colinton Mains Road,
Edinburgh,
Midlothian, EH13 9AP**



Approx. Gross Internal Area
1117 Sq Ft - 103.77 Sq M
For identification only. Not to scale.
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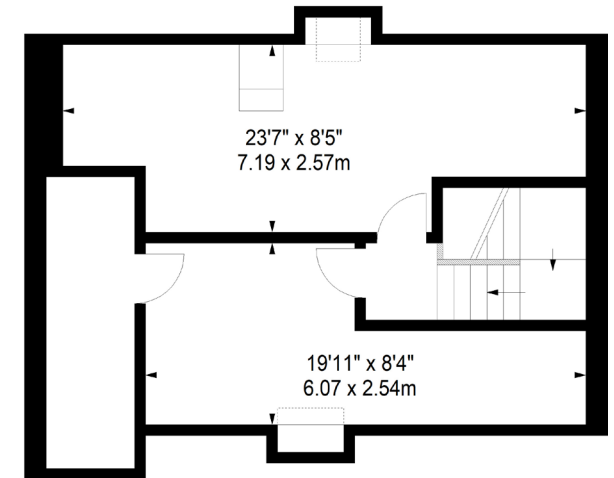


**ENERGY PERFORMANCE
CERTIFICATE RATING C**



Ground
Floor
Entrance

First Floor



Second Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.