Harper Macleod LLP
Estate Agents & Solicitors







Offers over £395,000

49/2 West Mill Road, Edinburgh, EH13 0NZ

1

3

2









Beautifully presented Three-bedroom First Floor Flat with Single Garage Overlooking The Water of Leith

A spacious three-bedroom home on the banks of the Water of Leith, in the catchment for the well-regarded Bonaly Primary. The 30ft living room opens onto a balcony over the river, the walkway is on your doorstep, and Colinton Village is a 10-minute walk away.

Tucked away in a peaceful riverside development, this first floor flat offers the space of a house on a single level. The living and dining room looks over the river from three sides, and the dining kitchen has an island with room for family meals.

Bonaly Primary catchment, Colinton Village a 10-minute walk
135m² of space, all on one level
30ft triple-aspect living/dining room
Balcony over the Water of Leith, with walkway access
Three double bedrooms, principal en suite
Dining kitchen and separate utility room
Single garage, shared gardens, EPC B

Factors Fee £75.00 per quarter.

ACCOMMODATION (WIDEST POINTS)

Living Room/Dining Room	30'2" x 14'4" (9.22 x 4.39)
Kitchen	14'2" x 11'6" (4.32 x 3.53)
Principal Bedroom	14'2" x 12'9" (4.34 x 3.89)
Bedroom 1	14'2" x 9'6" (4.32 x 2.90)
Bedroom 2	14'2" x 9'8" (4.34 x 2.97)

LOCATION

It suits families wanting the local primary school, green space and the village within walking distance. It equally suits those wanting generous rooms, a garage and low-maintenance living. Colinton Village has cafés, restaurants and pubs, with regular buses to the city centre and easy access to the city bypass and airport.



EXTRAS

White Goods included in the Sale

EPC RATING

B

VIEWING

By appointment only please Telephone: 0131 554 6244









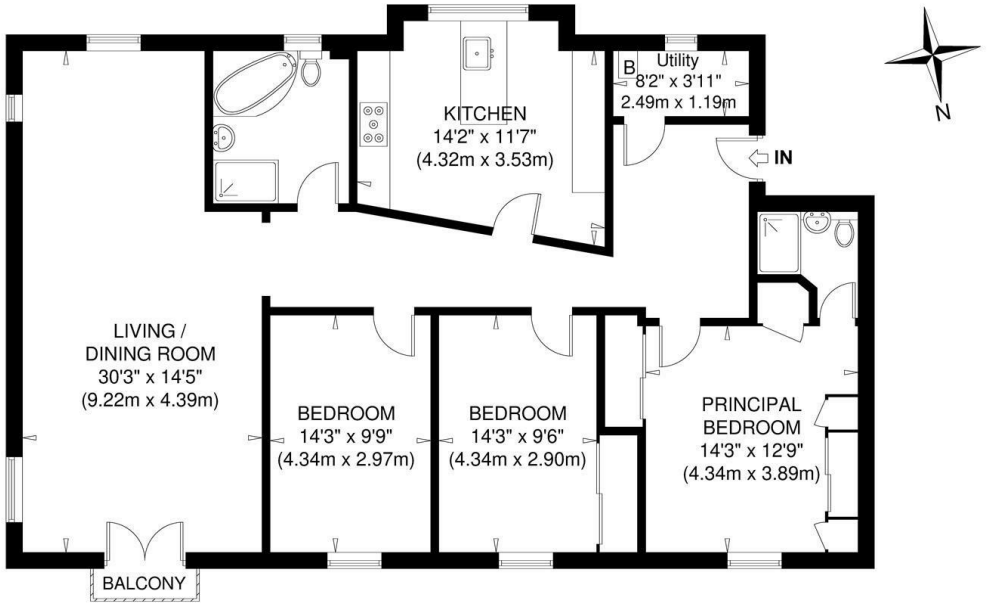












FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 136.9 SQ M / 1473 SQ FT

WEST MILL ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 136.9 SQ M / 1473 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
Copyright © exposure | www.photographyandfloorplans.co.uk

Harper Macleod LLP
Estate Agents & Solicitors

Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD
T: 0131 554 6244 E: estateagency.edinburgh@harpermacleod.co.uk

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.