

ALLINGHAM&CO

traditional values | modern practice

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32 Colinton Mains Drive, Colinton Mains, Edinburgh, EH13 9AH
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: D

Location

This 2 bedroom, upper villa flat is situated in Colinton Mains, a popular residential area, which lies approximately four miles to the south west of the City centre.

Conveniently located with a good range of shopping facilities including a large Tesco, Morrisons and Aldi, a variety of smaller independent shops, pharmacy, doctors surgery, dentist and library.

Lovely open spaces are in abundance, in particular the Pentland Hills Regional Park which is fantastic for walking, cycling, running and fishing. There are also a number of golf courses and the Craiglockhart Sports Centre and Tennis club offers a wide program of activities for children and adults alike.

Regular bus services run to and from the City Centre, and the City Bypass is within easy reach providing access to the motorway network, Edinburgh Airport and the various retail parks on the periphery of the city.

Primary and Secondary schooling are available locally and Napier University Craiglockhart Campus is just a short distance away.

Home Report

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





Accommodation

- Entrance vestibule
- Hallway
- Living room
- Kitchen
- Two good size bedrooms
- Shower room with wash basin and WC

Extras features

- Floored attic
- Electric heating
- Double glazing
- Driveway
- Private garden to the rear
- Communal drying green 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

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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



Entrance
on Ground

Approx
62m²

