



229 Colinton Mains Road  
COLINTON MAINS | EDINBURGH | EH13 9BT

  
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## 229 Colinton Mains Road

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Nestled on a quiet street in the heart of Colinton Mains, moments from excellent amenities, quick transport links and vast open green spaces is this spacious main door upper villa. Boasting a private rear garden, pleasant outlook, gas central heating, double glazing and useful loft storage this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance vestibule leading to the hallway, a bright lounge with picture window, a contemporary kitchen with attractive units, two large double bedrooms and the flat is completed by a stylish shower room.

- Quiet street in the heart of Colinton Mains
- Close to excellent shops and quick bus links
- Private rear garden
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Two large double bedrooms
- Stylish shower room
- Useful loft storage that could be converted subject to the usual planning consents
- Gas central heating
- Double glazing

Council Tax: C Energy Rating: D  
No Factor

Extras: Fixtures and fittings including blinds, oven, hob, fridge freezer, washing machine. Other items including bed, desks, TV and soundbar can be negotiated at sale.

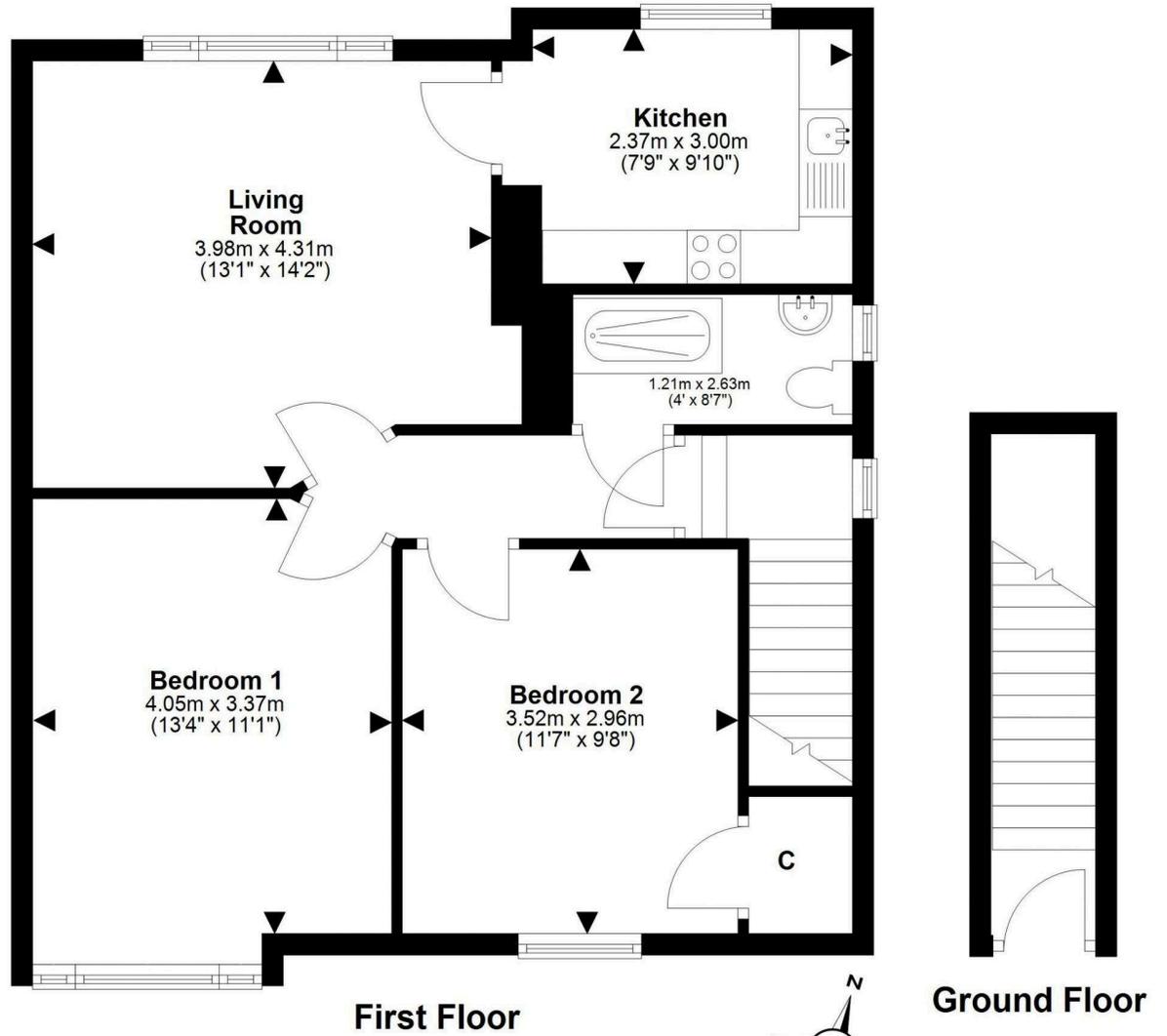
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Offering views of the rugged Pentland Hills, the popular suburb of Colinton Mains promises a quiet, leafy setting just six miles south of Edinburgh city centre. The area is well-served by local amenities including convenience stores, a pharmacy, a medical centre and a post office, as well as a Tesco superstore. Colinton Mains also lies conveniently close to the bustling, cosmopolitan area of Morningside, hosting numerous cafes, independent shops, fashionable eateries and a Waitrose supermarket. The beautiful open space of Colinton Mains Park provides a delightful space for outdoor recreation in the immediate vicinity, whilst the Pentland Hills Regional Park and Midlothian Snowsports Centre also offer a multitude of exhilarating activities nearby. Excellent local schooling options include Oxfords Primary School and Firhill High School, whilst many of the capital's prestigious independent schools are also within easy reach. Colinton Mains not only enjoys excellent public transport services into the city centre (with a bus stop at the end of the road), but also allows for swift access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.





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.

