

COULTERS®



# 432/3 LANARK ROAD

COLINTON, EDINBURGH, EH13 0NJ

2 BED

2 BATH

1 PUBLIC

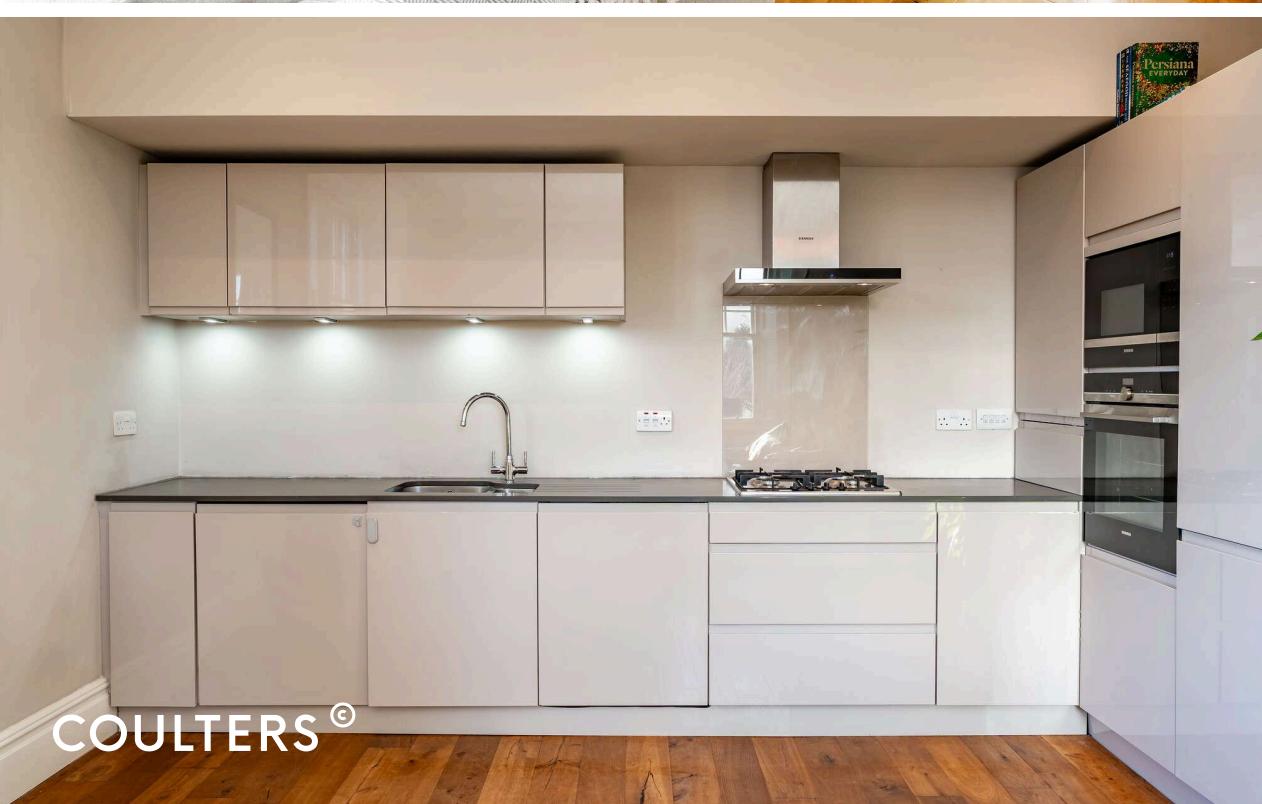


## TAKE A LOOK INSIDE

Situated in the highly regarded Colinton area of south-west Edinburgh, 432/3 Lanark Road is an elegant first floor flat forming part of a two-storey detached villa that was thoughtfully converted and extended in 2019. Set within private, gated grounds and enjoying open views towards the Pentland Hills, the property offers contemporary living within a characterful setting.

With an entry phone system at the electric gates and main door, the property is particularly secure. The building opens into well-maintained shared hallway with an impressive staircase that leads to the flat itself.

Inside, the home is beautifully finished throughout, with oak flooring and a calm, modern decorative scheme. To the front of the property is a bright open plan kitchen and sitting room with space for dining. The room benefits from a sunny corner aspect with an open outlook and views across to the Pentlands.



## KEY FEATURES

- First floor flat situated within an exclusive development.
- Two spacious double bedrooms one with en suite.
- Fully enclosed private garden.
- Allocated parking space plus visitors parking.
- Lovely walks nearby including along the Water of Leith.
- Colinton shops and restaurants a short stroll away.
- EPC Rating - B
- Council Tax Band - E

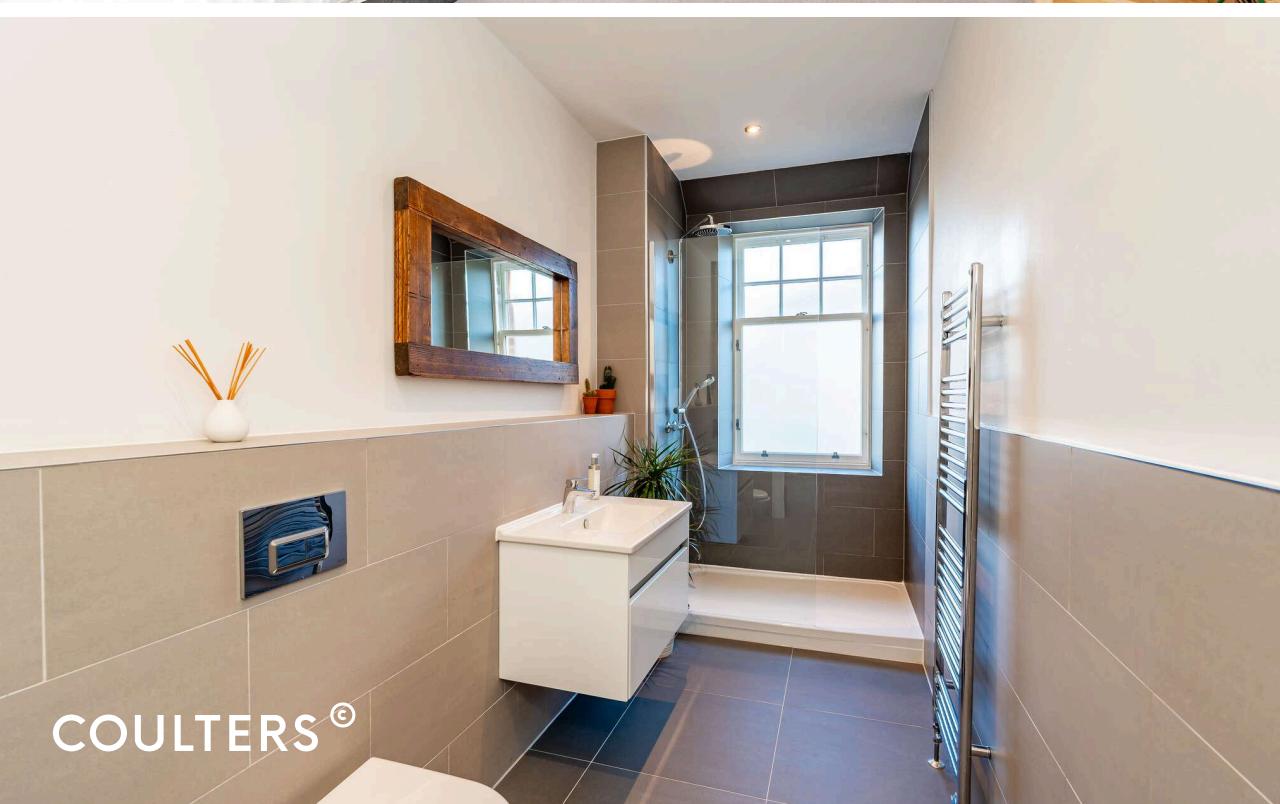


The luxury fitted kitchen is both stylish and practical, featuring high-quality wall and base mounted cabinetry along with integrated Siemens appliances, making it ideal for both everyday living and entertaining.

There are two well-proportioned doubles bedrooms with the principal bedroom enjoying a walk-in-wardrobe and a contemporary en suite shower room. An additional large shower room is positioned off the hall as are two storage cupboards and access to a considerable loft space. A shared cupboard within the communal stairwell offers further storage.

Externally, there is a fully enclosed, south-facing private garden, mainly laid to lawn and complete with a garden shed, providing an excellent outdoor space for relaxing or entertaining. The property further benefits from one allocated parking space, along with additional visitors' parking within the grounds.

The property is heated by gas central heating and is fully double glazed. The building is factored by Redpath Bruce for an approximate cost of £91 per month which includes buildings insurance.



COULTERS®

## THE LOCAL AREA

Colinton is a highly desirable and picturesque residential area and conservation area located in the south-west of Edinburgh, nestled at the foot of the Pentland Hills. It is perfect for those seeking a peaceful, suburban lifestyle whilst still living within easy reach of the city. The high street offers a range of amenities, including independent shops, post office, pharmacy, cafes, restaurants and several popular pubs.

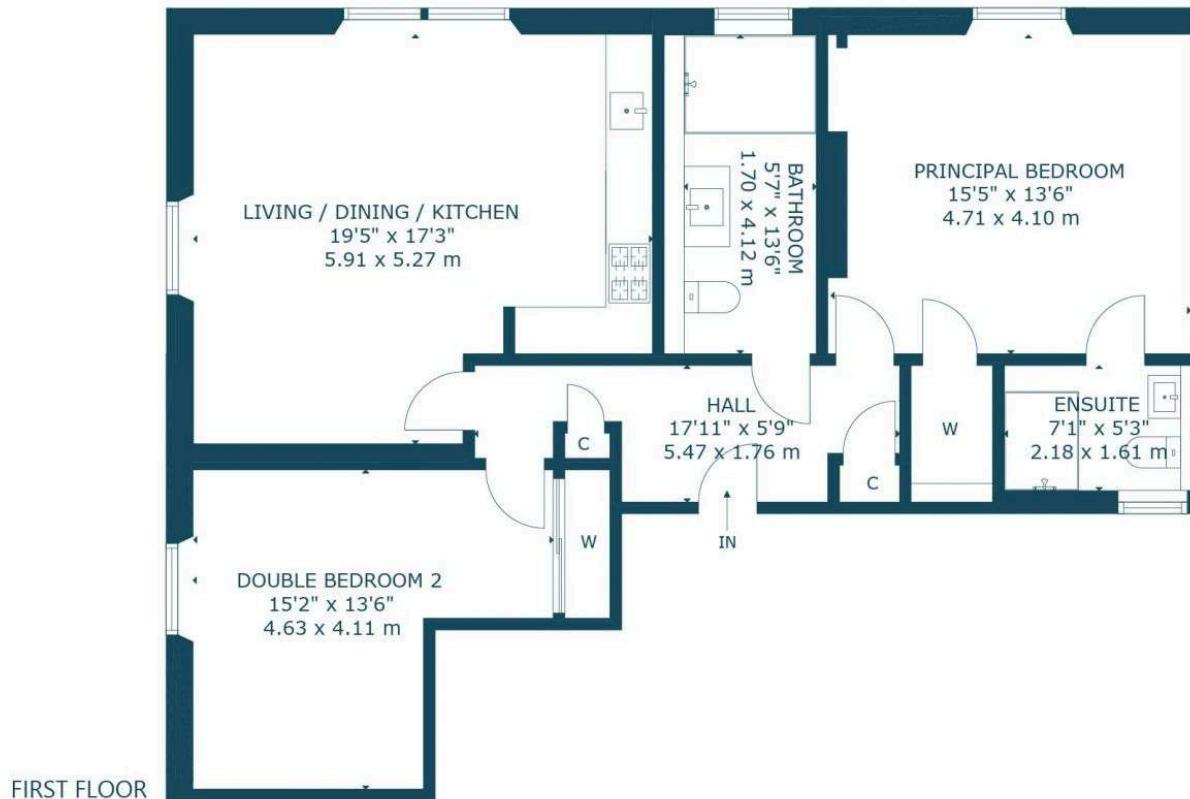
The Pentland Hills and Water of Leith are both on the doorstep making it an ideal location to enjoy outdoor activities such as cycling, walking, and running. There is also a popular local tennis club and an excellent selection of golf courses in the surrounding area. Colinton has a friendly and close-knit community, with a mix of young families, working professionals and retirees. The property sits in the catchment for Juniper Green Primary School and Currie Community High School. Private schools can easily be reached by car or via the regular bus services that are available. The City Bypass can be reached in under five minutes which provides a quick connection to the M8, M9 and Edinburgh Airport.

## EXTRAS

All curtains, light fittings, fitted flooring and integrated appliances are included in the sale price. Other items may be available subject to separate negotiation.

HOME REPORT VALUATION: £425,000





432/3 LANARK ROAD, COLINTON, EDINBURGH, EH13 0NJ

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,039 SQ FT / 96 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing

[www.nest-marketing.co.uk](http://www.nest-marketing.co.uk)

## GET IN TOUCH

[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

0131 603 7333

[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.