

# 145 Colinton Road

COLINTON, EDINBURGH, EH14 1BG



*145 COLINTON ROAD, EDINBURGH –  
VICTORIAN ELEGANCE IN A PRIME LOCATION*



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McEwan Fraser Legal is delighted to present this truly stunning four-bedroom, Victorian terraced house, positioned on the ever-desirable Colinton Road. This immaculately presented property offers a beautiful blend of classic period features and modern finishes, resulting in a warm, character-filled family home in one of Edinburgh's most sought-after residential areas.

From the moment you arrive, the home's kerb appeal shines through — a charming front garden leads to a welcoming front door. The tiled vestibule is flooded with natural light from elegant leaded windows — a perfect first impression with period charm and practicality.



# THE PROPERTY

A grand hallway welcomes you, complete with detailed cornicing, original features, and a sweeping staircase. A useful under-stair cupboard provides additional storage.

This bright and spacious room is flooded with natural light from three large sash and case windows. A grand fireplace and original wooden flooring add to the room's classic charm, creating a warm and inviting setting.





# THE PROPERTY

This second generous living space features original wooden flooring, a period fireplace, and charming Edinburgh press shelving. The space is ideal for hosting with ample room for a dining table, and French doors provide a seamless connection to the rear garden.





# THE PROPERTY

A modern, sleek kitchen boasting tiled flooring, integrated gas and induction cooktops, and a built-in oven. French doors lead directly out to the patio, making it a perfect space for both everyday living and entertaining.







# THE PROPERTY

The main bedroom is a generous double room with sash and case windows, a feature fireplace, and an abundance of natural light — a restful and luxurious retreat. Bedrooms two and three are further well-proportioned double bedrooms, both with original windows retaining the traditional Edinburgh feel. The fourth bedroom is currently used as an office, this flexible space features a window seat, perfect as a peaceful workspace or an additional bedroom.









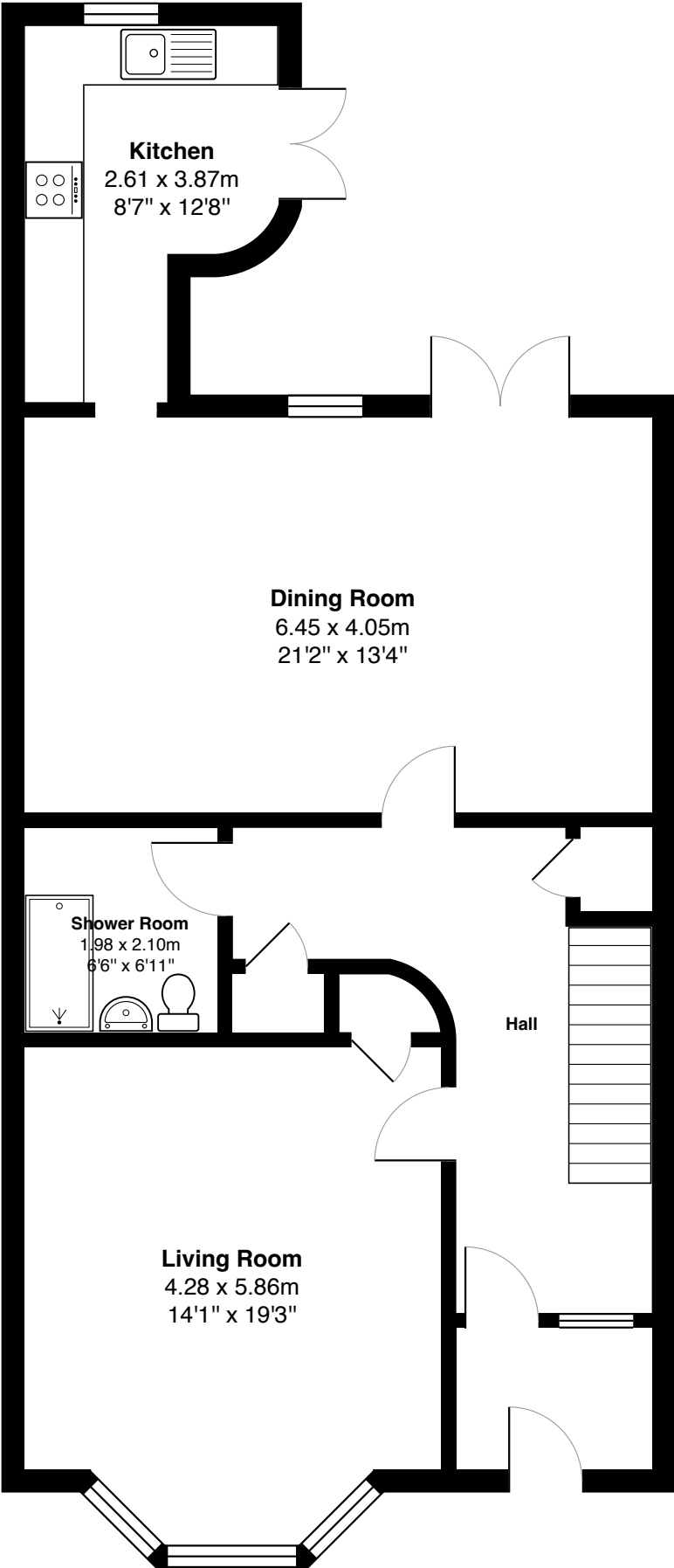
# THE PROPERTY

The bathroom is modern and newly finished with an integrated bath and shower — fresh, stylish, and functional.

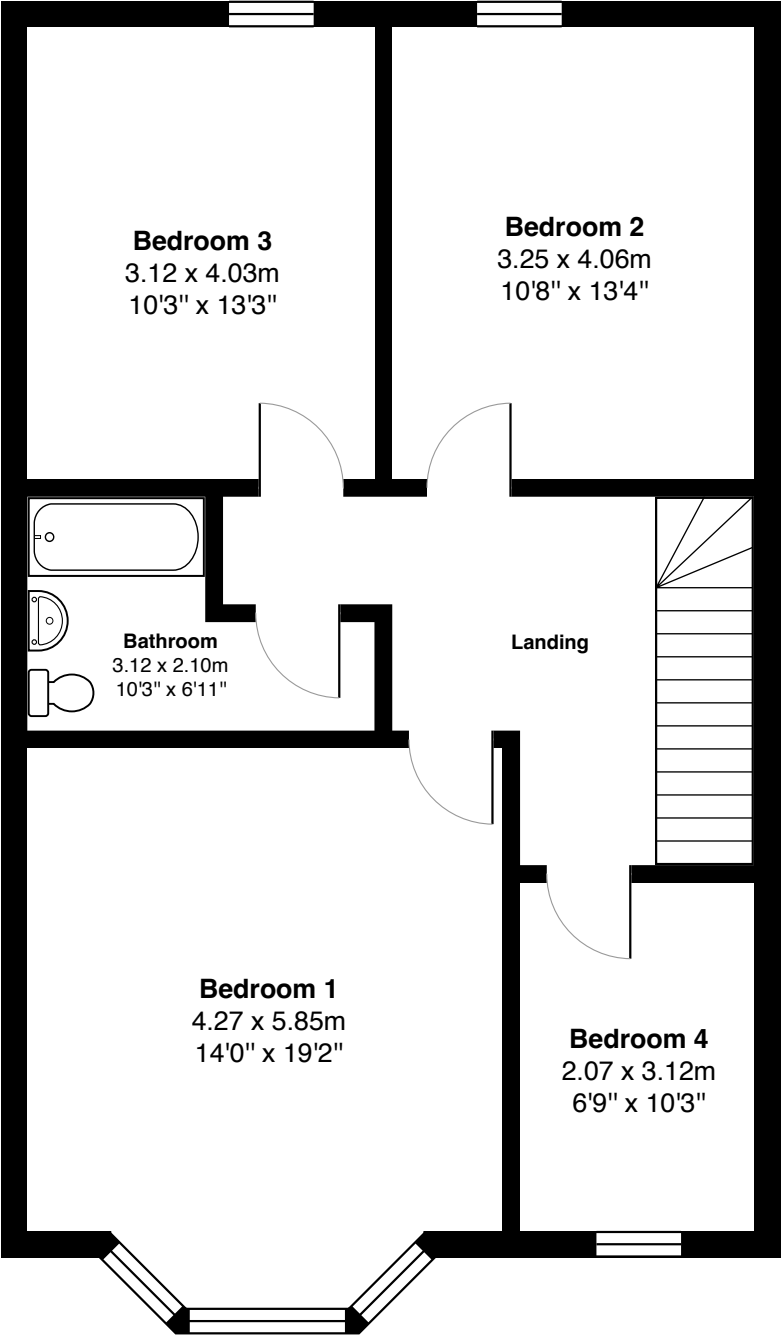
There is also a spacious bathroom with a large walk-in, waterfall shower — ideal for busy mornings. Downstairs has a WC. conveniently located on the ground floor.







Gross internal floor area (m<sup>2</sup>): 154m<sup>2</sup>  
EPC Rating: D





# THE EXTERIOR

To the back, there is a large private garden with a mix of patio and lawn.







# McEwan Fraser Legal

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