










Offers Over

£335,000

21 Hailes Grove

Colinton | Edinburgh | EH13 ONE

This superb main door upper villa is presented to the market in pristine, move-in condition, offering stylish interiors, a private southwest-facing garden, and excellent kerb appeal. Situated in the highly desirable residential district of Colinton, the property provides an ideal blend of space, comfort, and convenience, with private parking and further on-street provision for visitors.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Driveway
-  Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

Accessed via a private internal staircase, the accommodation opens into a welcoming hallway with a useful walk-in storage cupboard. The spacious front-facing reception room is filled with natural light, enhanced by a charming box bay window, and features a glazed door to a private balcony alongside an elegant fireplace. The impressive dining kitchen is a true focal point of the home, fitted with a five-ring gas hob, double oven, solid quartz worktops, and a stylish combination of oak and black-fronted wall and base units, complemented by a tiled floor. The principal double bedroom enjoys a front aspect and is fitted with carpet, built-in shelved storage, and an alcove designed as a convenient home working space. A second double bedroom to the rear features attractive wooden flooring and a pleasant outlook over the garden. Completing the accommodation, the bathroom is finished with a contemporary white three-piece suite, thermostatic shower, heated towel rail, and patterned white tiling.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property boasts a beautifully landscaped rear garden arranged over two levels, featuring easy-care artificial turf, a slabbed patio, and enclosed by a combination of brick wall and fencing for privacy. To the front, a private driveway provides off-street parking, with additional on-street space available for guests.

Viewing

By appointment through Neilsons (0131 625 2222).





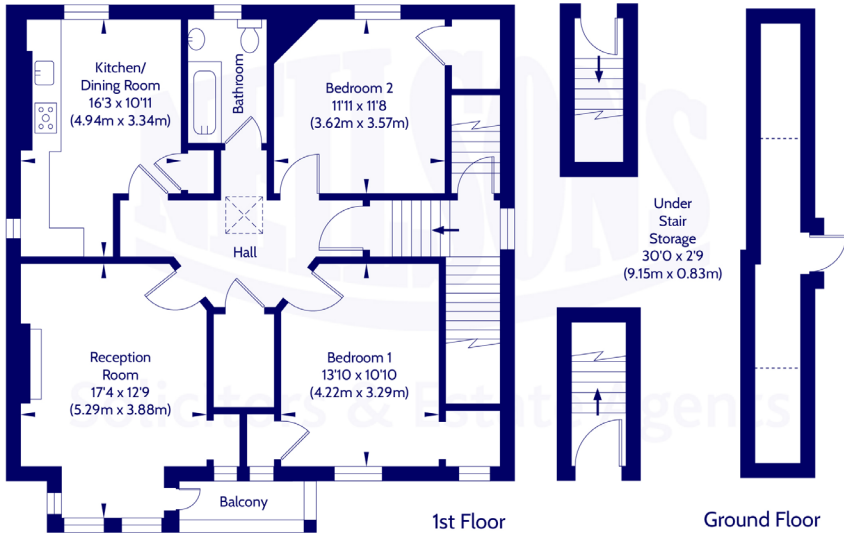
Location

Hailes Grove forms part of the highly regarded residential district of Colinton, conveniently positioned for access to the City of Edinburgh Bypass linking the main Scottish motorway network system and Edinburgh International Airport. Excellent public transport provides frequent access to the City Centre and surrounding districts making this an ideal location for the commuter. Many local amenities can be found in Colinton Village with further shopping available at the nearby Gyle shopping centre and Hermiston Gait. The area is well placed for the outdoor enthusiast and the property is within close proximity to the spectacular Pentland Hills Regional Park and Bonaly Country Park. The tranquillity of the Water of Leith and nearby Colinton Dell are also on hand offering a mixture of mature woodland where delightful walks and cycles can be enjoyed. Schooling is well-catered for from nursery to secondary level in both the public and private sectors, and the Edinburgh Napier University campuses are a short drive away





Approx. Gross Internal Floor Area 102 Sq M / 1101 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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