



30 Colinton Mains Road
COLINTON MAINS | EDINBURGH | EH13 9AW

warners
solicitors & estate agents



30 Colinton Mains Road

COLINTON MAINS | EDINBURGH | EH13 9AW

Enjoying superb open views and set within the ever-popular Colinton Mains district, this spacious three-bedroom main door double upper villa offers flexible accommodation over two levels, making it an ideal home for families, professionals or those seeking generous living space. Conveniently located close to excellent local amenities, reputable schools, regular public transport and with easy access to the Edinburgh City Bypass, the property is perfectly placed for commuting.

Accessed via its own private main door, the accommodation comprises a welcoming entrance hall with stairs leading to the main living level. The first floor features a bright and spacious dining room, a fitted kitchen, two generous double bedrooms, a modern bathroom and excellent built-in storage throughout.

A staircase leads to the upper floor where a superb family lounge enjoys impressive open views, creating a wonderful space for relaxing or entertaining. Also on this level is a further well-proportioned double bedroom with additional storage, offering excellent flexibility as a principal bedroom, guest suite or home office.

Further benefits include gas central heating, triple glazing, excellent storage throughout, a private rear garden, communal drying green and a private driveway providing off-street parking.

Early viewing is highly recommended to appreciate the spacious accommodation, versatile layout and sought-after location on offer.

- Main door double upper villa
- Three double bedrooms
- Spacious lounge & dining room
- Superb open views
- Driveway & private rear garden
- Excellent Colinton Mains location

Energy Rating C. Council Tax band D.

All blinds will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 in neighbouring Colinton. Colinton Mains also lies conveniently close to the bustling, cosmopolitan area of Morningside, hosting numerous caf s, 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 National Park and Midlothian Snowsports Centre also offer a multitude of exhilarating activities nearby. Excellent local schooling options include Oxfangs 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, but also allows for swift access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.



