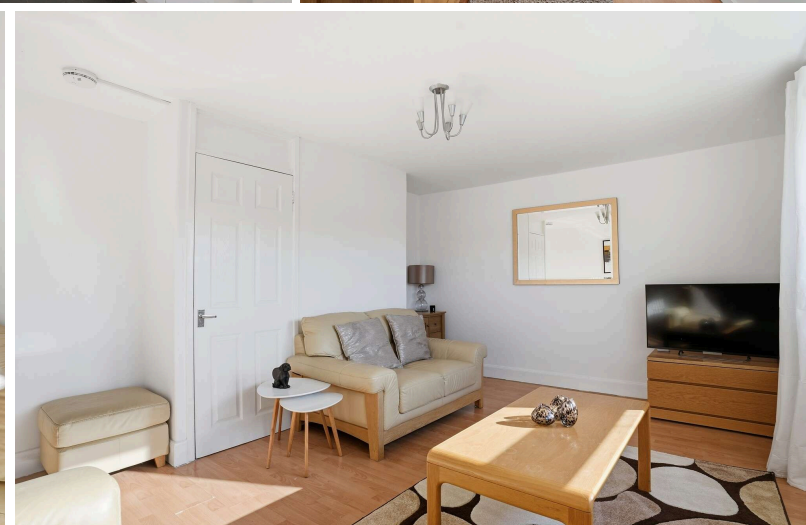
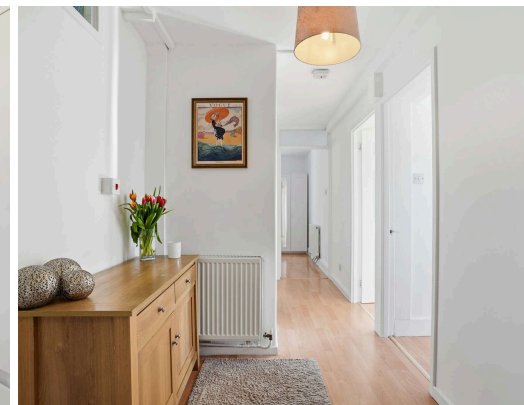
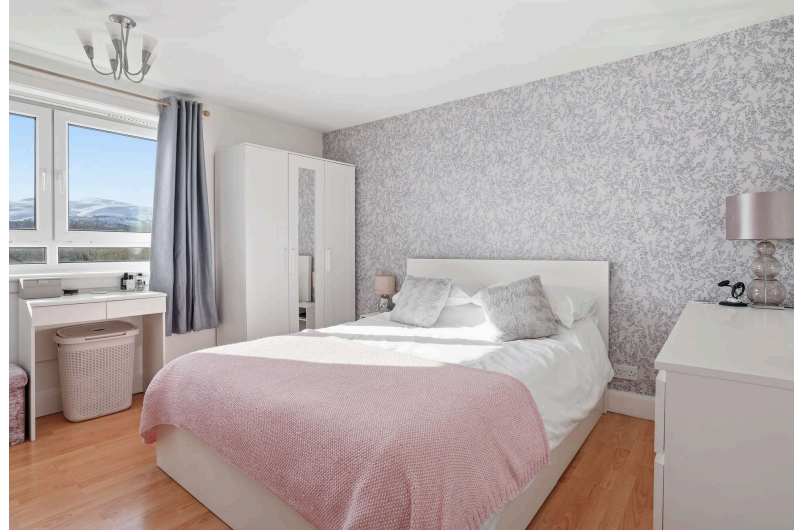




41/4 Firrhill Drive
Edinburgh, EH13 9ES

- No Onward Chain
- Idea For First Time Buyers & Investors
- Breathtaking South Facing Views
- EPC: C
- Council tax band: B





With dramatic elevated views towards the Pentland Hills to the south, this well-maintained first floor flat is set within the desirable Colinton Mains district of Edinburgh. Ideally suited to first-time buyers or downsizers, the property enjoys a convenient location just a short commute from the city centre and within easy driving distance of the City Bypass.

Internally, the generous reception room provides an inviting space for relaxing or entertaining. The kitchen offers a practical layout with a range of wall and base units, a built-in oven with gas hob above, and freestanding appliances including a washing machine and fridge freezer. It also enjoys a pleasant leafy outlook over the shared rear garden.

Both bedrooms are comfortable and well proportioned, with the principal bedroom to the front benefiting from the same impressive open views. The bathroom is neutrally finished and fitted with a three-piece suite, including a bath with shower over. Good storage throughout helps keep the home organised and clutter-free.

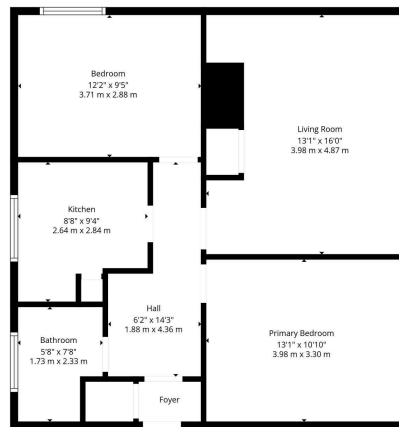
Externally, the property benefits from a shared rear garden, mainly laid to lawn, with a communal washing line. To the front, on-street parking and residents' parking bays (available on a first-come basis) provide ample parking.

Accommodation in summary:

Entrance Hallway, South facing living room, Kitchen, Two bedrooms, Bathroom and storage. Communal rear garden, Store/Lock up located On The Ground Floor, On Street Parking, Gas Central Heating, Double Glazing.

Location:

Colinton Mains is a quiet, leafy setting just six miles south of Edinburgh City Centre and is an area well-served by local amenities which include convenience stores, a pharmacy, a medical centre and a post office, as well as a Tesco superstore. The lovely open space of Colinton Mains Park provides a delightful space for outdoor recreation in the immediate vicinity, whilst the Pentland Hills National Park and Hillend Snowsports Centre also offer a multitude of exhilarating activities close by. Excellent local schooling options are available, 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 swift access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.



Total: 694 sq. Ft. 65 m²
1st Floor: 698 sq. Ft. 65 m²
Excluded Areas: Walls: 54 sq. Ft. 5 m²

Illustrative Purpose Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS

7a Dundas Street
Edinburgh EH3 6QG
Telephone: 0 131-225 4082
Fax: 0 131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk

