



Offers Over
£220,000

159 Colinton Mains Road

Colinton Mains | Edinburgh | EH13 9BX

Charming two-bedroom extended lower villa quietly pocketed within the popular residential area of Colinton Mains. Benefiting from private garden space and off-street parking, and positioned close to excellent amenities and transport links, the property is sure to appeal to a variety of purchasers including first-time buyers, professionals, and those looking to downsize.

- 2 bedrooms
- 2 public room
- 1 bathroom
- Private garden
- Driveway
- EPC Band - C
- Council Tax Band - D



Description

A welcoming entrance hallway provides access to a large under-stairs cupboard, offering excellent storage. To the rear, the lounge is bright and airy, creating a comfortable living space with a pleasant outlook. The stylish kitchen is fitted with a range of integrated and freestanding white goods, complemented by partial panelling in splash areas and under-unit lighting. Just off the kitchen, the extension provides a superb triple-aspect dining room – a lovely, light-filled space with direct access to the garden, ideal for entertaining or everyday family use. Bedroom one is a generous front-facing double featuring a useful under-window storage cupboard and ample space for freestanding furniture. Bedroom two is another good-sized double, offering flexible accommodation. The bathroom is finished to a modern standard, boasting a walk-in rainfall shower, full panelling, heated towel rail, and LED mirror.

Further benefits include gas central heating and double glazing.



Gardens & Parking

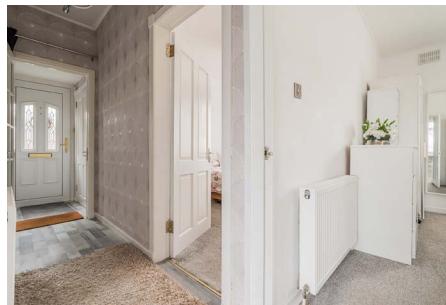
Externally, the property benefits from a shared drying green, a small private lawn with shed to the rear, and a large wooden deck to the front alongside a double driveway providing excellent off-street parking.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, dishwasher, and microwave, freestanding washing machine, light fittings and fitted floor coverings.

Viewing

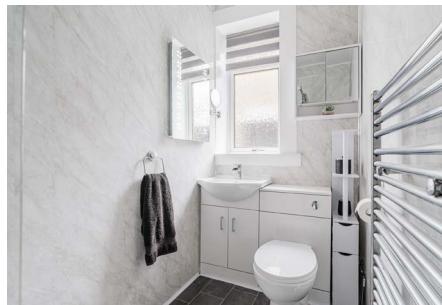
By appointment through Neilsons 0131 625 2222.





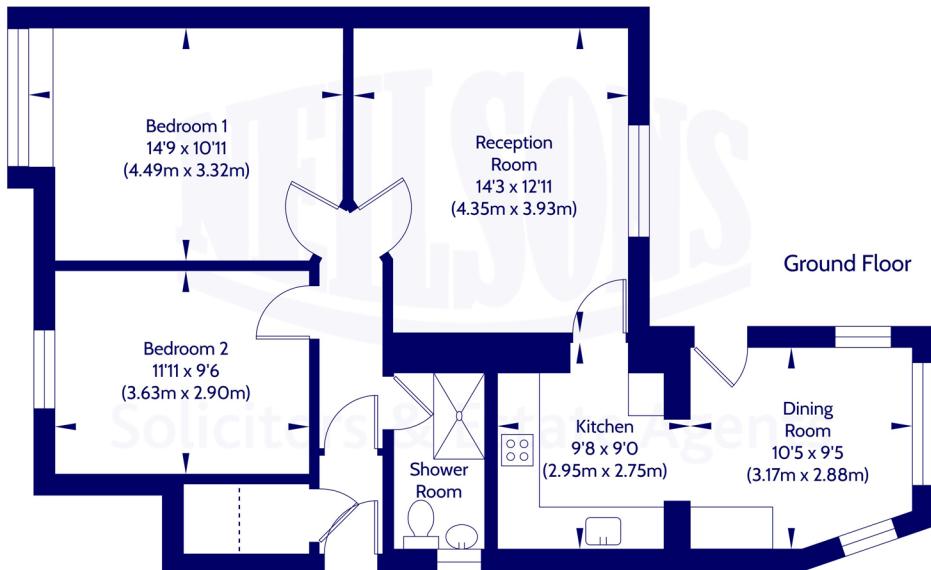
Location

Colinton Mains lies to the south-west of Edinburgh with excellent bus services to the city centre and surrounding areas together with quick and convenient commuting by way of the City Bypass which in turn leads to major roads and motorway networks. The area is served by good local day-to-day shops including Morrisons, Tesco and Aldi supermarkets. Colinton Mains is situated near to the open recreational spaces at Colinton Mains Park and the Braidburn Valley Park, and excellent schooling is available from primary to senior level.





Approx. Gross Internal Floor Area 71 Sq M / 762 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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[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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