

46 Scald Law Drive, Colinton, Edinburgh, EH13 0FL



Description

A rarely available two bed main door flat, tucked away in a prestigious modern development just moments from expansive green spaces, excellent transport links, and a wealth of local amenities. This beautifully appointed property offers well proportioned yet easily manageable living space in excellent order and would make an ideal home for an individual or couple.

- Welcoming reception hallway
- Charming living room open plan to a well equipped kitchen/ dining
- Two double bedrooms with fitted wardrobes
- Stylish, modern bathroom with shower over bath
- Gas central heating and double glazing
- Residents' parking
- Secure bike store, and manicured communal grounds

Extras

The oven, hob, washing machine and fridge/freezer are included.

Factor

The development is factored by Hacking & Paterson for approx. £40 per month according to the vendor. This includes maintenance of communal areas and block buildings insurance.

EPC Rating: B

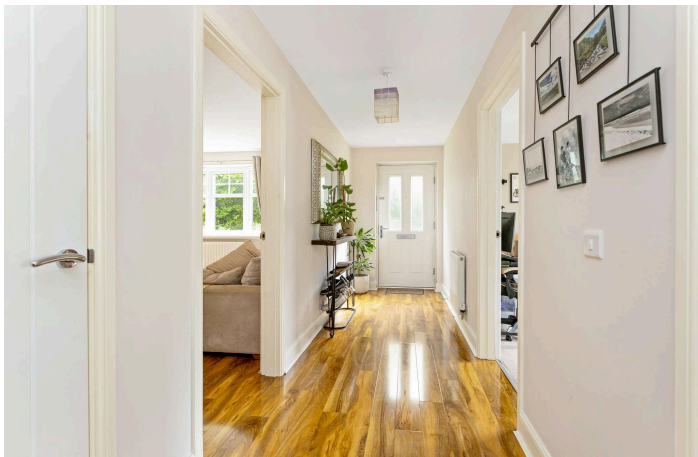
Price and Viewing

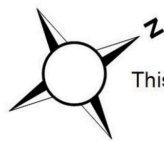
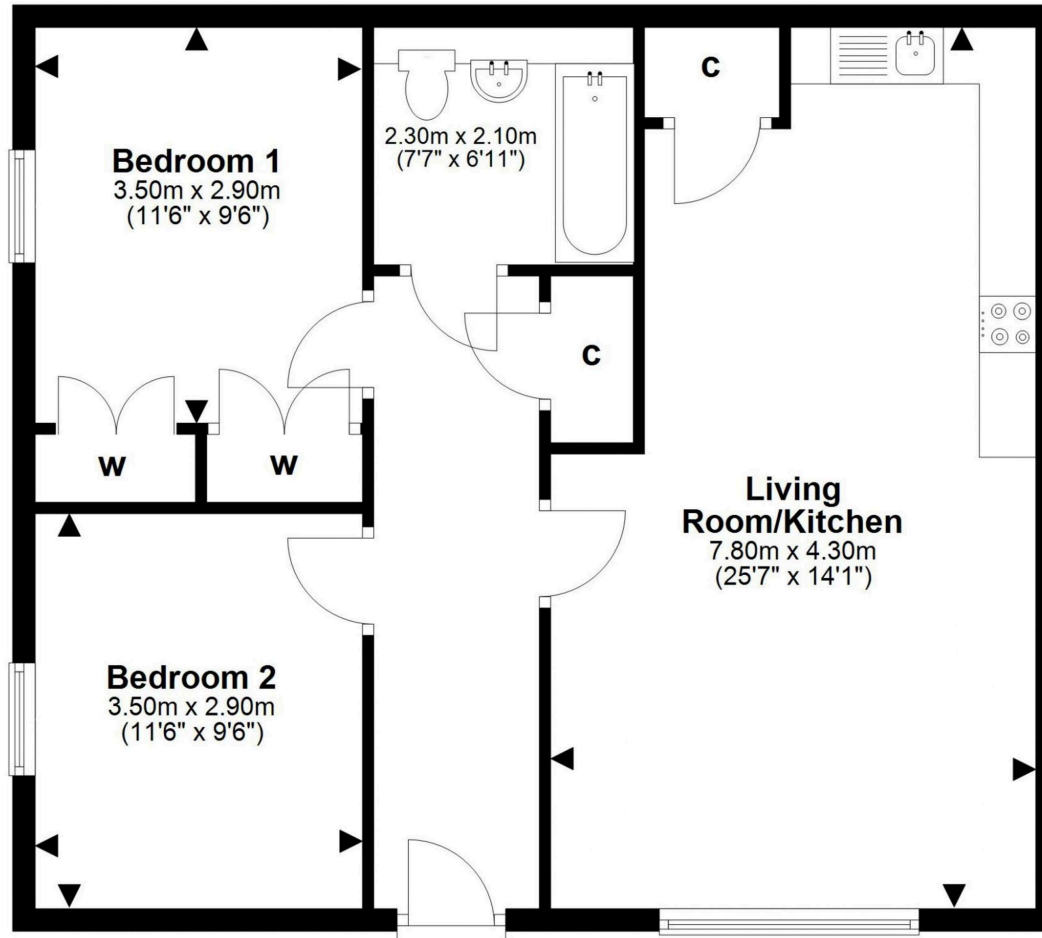
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Colinton is a historic village located approximately 4 miles southwest of the City Centre. It is known for its leafy surroundings, pleasant walks and thriving community. Local shopping facilities are available within Colinton Village itself with further shopping facilities including Tesco at Colinton Mains and Morrison's at Hunters Tryst within easy reach. Walks through Colinton Dell along the Water of Leith and in the Pentland Hills are accessible on foot and leisure facilities are available at the nearby Craiglockhart Sports & Leisure Centre. There is easy access to the city bypass and the road network beyond as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing. The city bypass also provides access to popular out of town retail parks at Straiton and The Gyle. Catchment schools include Bonaly primary and Firrhill High School with private schools nearby include George Watsons College, George Heriots and Merchiston Castle School. Napier and Edinburgh University campuses are also only a short distance away.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

