

Jardine Phillips
Solicitors • Estate Agents

COLINTON MAINS
54 OXGANGS TERRACE
EH13 9BY



EPC RATING: C

OFFERS OVER £210,000



WELL MAINTAINED TWO BED LOWER VILLA WITH CONSERVATORY, PARKING & PRIVATE PATIO

Located in the ever-popular area of Colinton Mains is this superb two bed lower villa that has been well loved over many years (all 1's in the Home Report) and provides spacious accommodation, including a large sitting room, bright conservatory, contemporary kitchen, modern shower room and two double bedrooms. There is the added bonus of off street parking to the front, together with a private patio area and access to a shared drying green. Minutes from a good range of local shops & supermarkets, with excellent bus services into the city centre. There is also easy access to the city bypass and the motorway network. This would make an ideal home for first time buyers, professionals or a young family being in the catchment for well-renowned schools.

VIEWING

By Appt pls call 0131 4466850

PROPERTY DESCRIPTION

- Private maindoor entrance to the side
- Good sized sitting room with French doors to the conservatory & handy storage cupboard
- Bright, sunny south facing upvc conservatory with heating, perfect for relaxing, leading to the private patio & overlooking the rear garden
- Kitchen off the sitting room with lovely range of contemporary handleless units & appliances
- Two double bedrooms, both with fitted wardrobes
- Modern shower room with large walk-in shower, sink, wc & heated towel rail
- Gas central heating from combi boiler located in hallway cupboard
- Upvc double glazed windows & external doors
- South facing, sunny fenced off private rear patio with shed, together with shared drying green
- Driveway with off street parking to front and free on street parking

AREA

Colinton Mains is a popular area in the south of the city with a good range of supermarkets & local shopping, with further retail units available a short drive away in Straiton Retail Park. There are also excellent transport links to Morningside & Bruntsfield with their wide range of supermarkets, independent shops, speciality food stores, coffee shops, bars & restaurants. The property is in the catchment for the well-renowned Oxfords & St Mark's RC Primary Schools and Firrhill & St Thomas of Aquin's RC High Schools. There are a wide range of leisure facilities available a short distance away including Swanston & Merchants golf courses, the Hunters Tryst bar & restaurant, Craiglockhart Leisure Centre & Midlothian Snowsports Centre. There are also amazing walks & open spaces on the doorstep, including Colinton Mains Park, the Pentland Hills & Fairmilehead Park. The city bypass is a few minutes' drive away with access to the wider motorway network and there are numerous bus services running from the main road into the city centre and the surrounding areas.

EXTRAS

The blinds/curtains, light fittings, electric hob, oven, extractor fan, integrated fridge freezer, dishwasher, washing machine and wardrobes are included in the sale.

HOME REPORT VALUATION

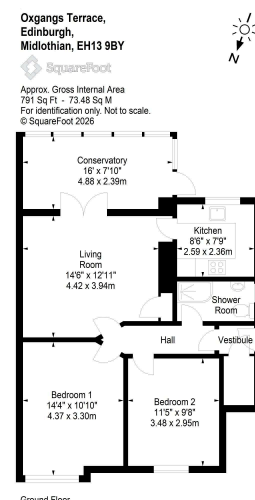
£220,000

Living room	14'6 x 12'11 (4.42 x 3.94m)
Kitchen	8'6 x 7'9 (2.59 x 2.36m)
Conservatory	16' x 7'10 (4.88 x 2.39m)
Bedroom 1	14'4 x 10'10 (4.37 x 3.30m)
Bedroom 2	11'5 x 9'8 (3.48 x 2.95m)

Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.



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