

Jardine Phillips
Solicitors • Estate Agents

COLINTON MAINS

31 COLINTON MAINS GREEN

EH13 9AG



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EPC RATING: C

OFFERS OVER £240,000

PROPERTY DESCRIPTION

- Private entrance to the front with newly carpeted stairs leading to the first & second floors, with great storage cupboard on the first floor landing
- Large, bright open plan living/dining room with lots of space for relaxing & entertaining
- Modern fitted kitchen with wide range of units, Belfast sink, solid surface worktop, appliances & breakfast bar
- Principal bedroom with far reaching views over the garden
- Contemporary bathroom with bath with electric shower (updated in 2025), vanity sink unit & wc
- Double bedroom 2 with space for two beds and access to eaves storage
- Double bedroom 3 with fitted wardrobe & access to eaves storage
- Gas central heating from Worcester condensing combi boiler (updated in 2019) & located in cupboard off the dining area
- Upvc double glazed windows (upstairs windows replaced in 2024 under 10 year guarantee)
- Amazing, sunny private rear garden with shingled path that passes through a walkway lined with attractive trees, opening onto a substantial shingled section containing a shed and a decked seating area. Beyond this, there is an extensive lawn bordered by hedges, ideal for recreation or relaxation Free on street parking

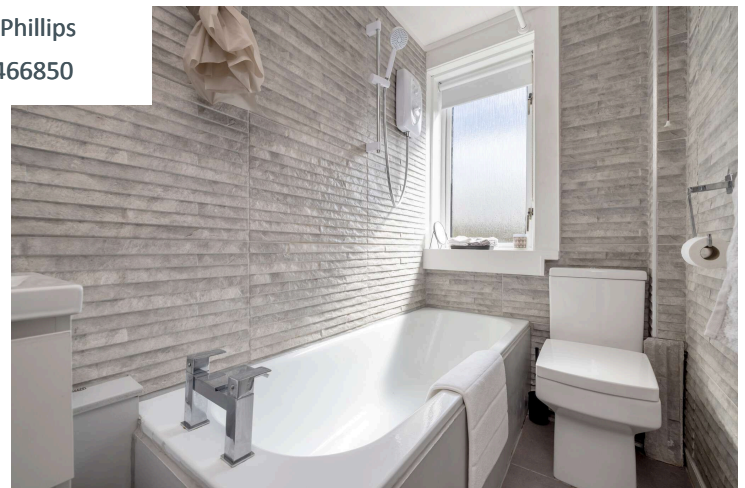


VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850





IMMACULATE THREE BED DOUBLE UPPER WITH EXCEPTIONALLY LARGE GARDEN IN POPULAR COLINTON MAINS

This superbly presented property has been well maintained over the years and would make an ideal home for first time buyers, professionals, students or a young family, being in the catchment for well renowned schools. The spacious accommodation comprises a large open plan living/dining room, beautifully fitted kitchen with solid worksurfaces and a handy breakfast bar, contemporary bathroom, three double bedrooms and an amazing private rear garden split into a decked area for relaxing & entertaining and an expansive lawn surrounded by hedging - perfect for playing. There are great amenities on your doorstep, excellent transport links into the city centre and easy access onto the city bypass & the motorway network beyond.

AREA

Colinton Mains is a thriving and vibrant residential area located approximately 4 miles south of the city centre. Within the immediate area there are amenities to meet everyday needs, including shops, a post office and Tesco, Aldi & Morrisons supermarkets. A short drive away are Straiton Retail Park and Morningside, which provide a wider range of shopping facilities & amenities. Leisure facilities are well provided for by way of public parks, Hillend Ski Slope, Craiglockhart Sports Centre and the Pentland Hills, together with a good range of golf courses. Locally, there are well renowned nurseries, primary & secondary schools and the property is in the catchment for Oxfgangs & St Marks RC Primary Schools and Firrhill & St Thomas of Aquin's High Schools. Edinburgh Napier University is also close by. There are regular bus links into the city centre, as well as the nearby Edinburgh City Bypass providing access to Edinburgh

Airport and the major motorway networks.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, freestanding fridge freezer and washing machine are included in the sale. Some items of furniture may also be available.

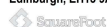
HOME REPORT VALUATION

£250,000

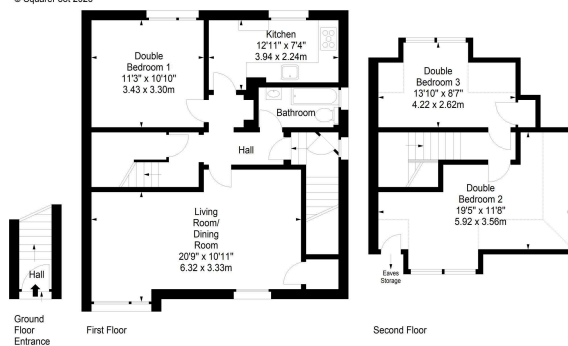


Living/dining room	20'9 x 10'11 (6.32 x 3.33m)
Kitchen	12'11 x 7'4 (3.94 x 2.24m)
Bedroom 1	11'3 x 10'10 (3.43 x 3.30m)
Bedroom 2	19'5 x 11'8 (5.92 x 3.56m)
Bedroom 3	13'10 x 8'7 (4.22 x 2.62m)

Colinton Mains Green,
Edinburgh, EH13 9AG



Approx. Gross Internal Area
1060 Sq Ft - 98.47 Sq M
For identification only. Not to scale.
© SquareFoot 2025



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.

