

**8 Hailes Avenue
Edinburgh EH13 0NA**

Offers Over £350,000

- Large living/dining room featuring decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, induction hob, double oven and white goods included in sale
- Three double bedrooms with one featuring built in wardrobes
- Family bathroom fitted with three-piece suite and walk in electric shower
- Gas central heating and double glazing
- Private garden to front and rear
- Off-street parking via driveway

Council Tax Band: E

Tenure: Freehold



1



3



1



EPC C



Lower Flat

Blair Cadell are delighted to bring to the market this beautiful lower villa flat, located in the highly sought-after Colinton area of Edinburgh. Offering generous living space, three double bedrooms plus a versatile box room, and a private garden, this charming home is sure to attract strong interest. Early viewing is highly recommended.

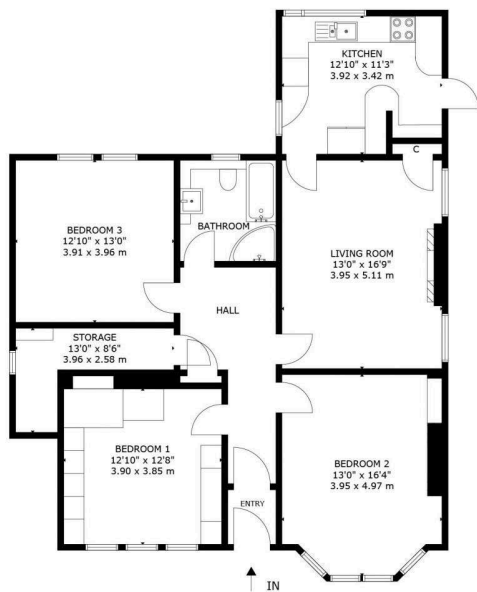
The accommodation comprises an impressive living/dining room, featuring a lovely decorative fireplace that creates a warm and inviting space to relax or entertain family and friends. The kitchen is fitted with a range of floor and wall-mounted units, induction hob, electric oven and white goods, all of which are included in the sale. There are three well-proportioned double bedrooms, one of which benefits from fitted wardrobes. A large family bathroom is fitted with a three-piece suite and an electric walk in shower. The welcoming hallway includes a useful storage cupboard, along with a generous box room providing additional and highly practical storage space. Further benefits include gas central heating and double glazing throughout, ensuring year-round comfort and efficiency. Externally, the property enjoys a well maintained private gardens, featuring mature flowerbeds and a pond, ideal for outdoor dining and summer barbecues. Off-street parking is available via the driveway.

Situated on Hailes Avenue, a peaceful cul-de-sac within an established residential enclave, the property enjoys a prime location. Colinton offers a wealth of amenities, including independent retailers, a Co-op, pharmacy, GP practice, post office, restaurants, and pubs, with larger supermarkets nearby. The vibrant areas of Morningside and Bruntsfield are within easy reach, providing a wider array of shops, a Waitrose, cinema, theatres, and an excellent selection of eateries. Nature lovers will appreciate the proximity to country park walks and the Pentland Hills and woodland walks along the water of Leith, while families benefit from an excellent choice of schools, including Juniper Green Primary, Currie High, Firhill, and Merchiston Castle School, as well as other prestigious independent schools just a short drive away. Commuters will value the convenience of regular public transport links, with a bus stop to the city centre just a minute's walk away and a railway stop just a five minute walk away to Glasgow and city centre. The City Bypass and motorway networks are also easily accessible

Viewing by appointment on 0131 337 1800







GROUND FLOOR

8 HAILES AVENUE, EDINBURGH, EH13 0NA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,214 SQ FT / 113 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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