



boyd property

36-3 Bridge Road
EDINBURGH | EH13 0LQ

36-3 Bridge Road

EDINBURGH | EH13 0LQ

Description

Boyd Property are delighted to market seldom available traditional 1st floor flat, enjoying a prime location in the very heart of Colinton Village, commanding fine open views to Colinton Dell. This lovely flat offers a wealth of charm and character and represents an ideal starter home for a single person or couple. The flat is offered in good order, with tall ceilings and the large windows bring in a plentiful supply of natural light. The accommodation comprises; entrance hall with WC off, the open plan living room/kitchen offers dedicated spaces for relaxing, dining and cooking. The light and airy double bedroom provides a tranquil retreat and comes complete with an en-suite shower room. The property benefits from a secure entry phone system, sash and case windows, gas central heating and an external storage cupboard located within the communal stairway. There are beautifully tended communal gardens to the rear of the property and there is unrestricted parking in surrounding streets. Viewing is highly recommended to fully appreciate the accommodation on offer.

Location

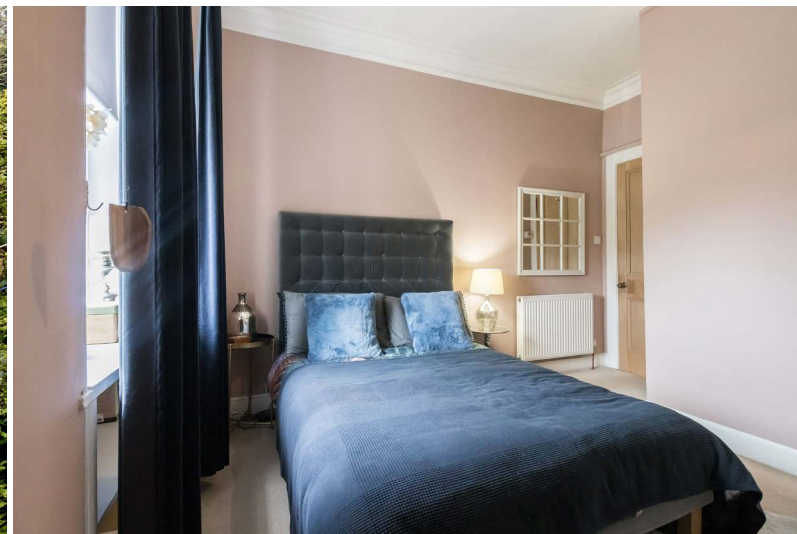
Colinton is a designated conservation area through which the Water of Leith runs. The area retains much of its original village charm with a selection of speciality shops. Further facilities can be found at Craiglockhart and Morningside, both locations being easily accessible. Leisure facilities include golf courses, a fitness club, indoor and outdoor tennis and enjoyable walks over the nearby Pentland Hills. Schooling is well represented from nursery to senior level, both in public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

Extras

All fitted floor coverings and integrated appliances in the kitchen area. It should be noted other items of furniture may be available by separate negotiation.

Price & Viewing

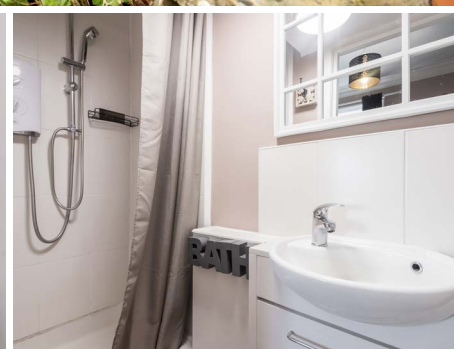
For price and viewing information contact Agents.

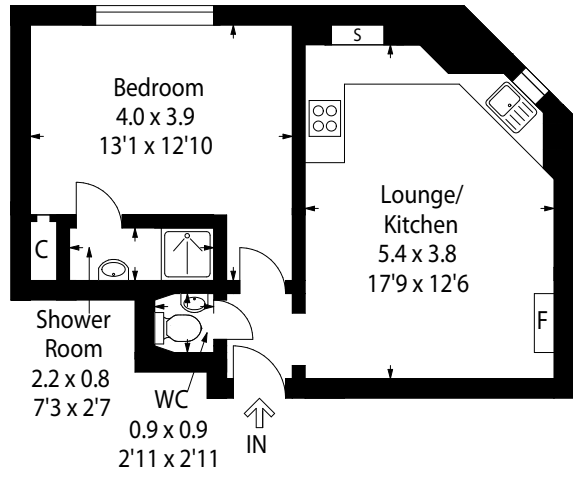
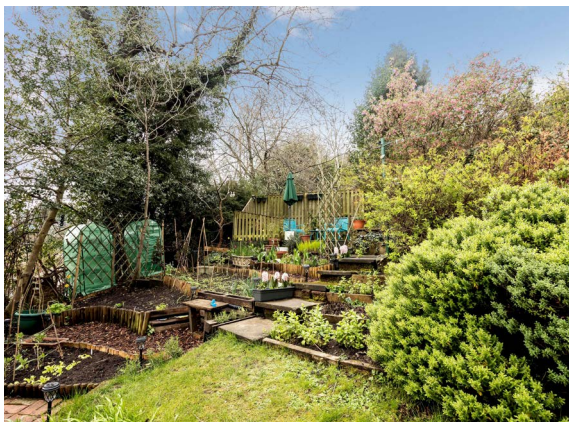


Features

- Open views to Colinton Dell
- Entrance hallway
- WC
- Open plan living room/kitchen
- Double bedroom with shower room off
- Sash & Case windows
- Gas central heating
- Entry phone security system
- External storage cupboard
- Well maintained communal garden

“ A seldom available traditional 1st floor flat, enjoying a prime location in the very heart of Colinton Village, commanding fine open views to Colinton Dell. ”





Approximate Internal Floor Area 409 Sq Ft / 38 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

© VistaBee 2022

Boyd Solicitors | 21-22 Queensferry Street | Edinburgh | EH2 4RD | Townsend Place | Kirkcaldy | KY1 1HB
 T: 0131 226 7464 | F: 0131 226 7242 | T: 01592 858 466
 E: sales@boyd-property.com | W: www.boysolicitors.com



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.