

COULTERS®

50 1F2, Spylaw Street
Colinton
EH13 0JS

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This immaculately presented one-bedroom first floor property forms part of a detached Victorian house in the heart of Colinton Village. The property has been thoughtfully refurbished to a high specification and comprises a spacious living/dining room with open views along the full length of Spylaw Street. The kitchen is accessed directly from the living area and has been well planned with grey base units, open shelving, wood effect laminate worktop and integrated appliances. The bedroom is positioned to the rear of the building and benefits from a dual aspect and open views towards the Water of Leith. The modern shower room has been thoughtfully designed with panelled walls, integrated vanity unit and heated towel rail. Externally, there are lovely communal gardens with steps leading down to the Water of Leith.



Property Features:

- Bright living/dining room with neutral décor
- Modern fitted kitchen with open shelving
- Dual aspect bedroom with views towards The Water of Leith
- Contemporary shower room
- Electric heating
- Separate storage on ground floor
- Carpeted throughout
- Lovely views from all rooms
- Village location
- Well-kept communal gardens



Extras

All fixtures, fittings, appliances and light fittings are included in the sale TBC.

Area

Spylaw Street is superbly located in one of Edinburgh's most sought-after areas in the lovely village of Colinton, located southwest of the city centre. The local area is well-served by excellent amenities including independent shops, restaurants, cafes and more. Just a short drive away is a Tesco at Colinton Mains. There is an abundance of green spaces within the Colinton area with Colinton Dell, the Water of Leith walkway, the Pentland Hills Regional Park and Glencorse Reservoir all offering wonderful opportunities for walking, trail running, cycling, horse riding and fishing. Leisure and recreational activities include Craiglockhart tennis club and several public and private golf courses. There are excellent public transport facilities in the area including regular bus services to and from the city centre and Edinburgh Airport.

Spylaw Street, EH13 0JS



Approx. Gross Internal Area

383 Sq Ft - 35.58 Sq M

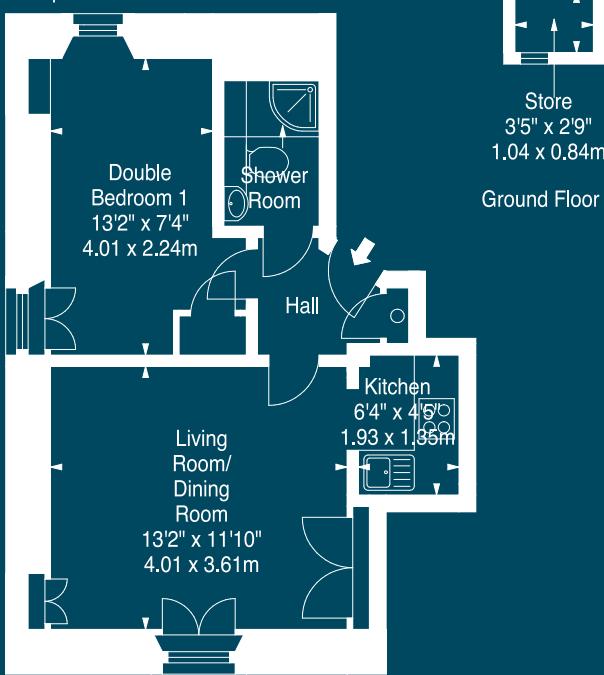
Store

Approx. Gross Internal Area

10 Sq Ft - 0.93 Sq M

For identification only. Not to scale. ©

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First Floor

Ground Floor

WELCOME HOME ©

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coultersproperty.co.uk

Terms & Conditions

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. 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 electronic 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.