



**414 Lanark Road**  
**Colinton, Edinburgh, EH13 0LU**

CALL US ON 0131 447 4747



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For price and viewing information please visit  
[residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Gated entrance.
- Entrance porch.
- Reception hall with storage.
- Living room with box bay window. (could be utilised as a further bedroom)
- Feature gas fire.
- Formal dining room with feature gas fire.
- Modern fitted kitchen with appliances.
- Side porch with sink.
- Study room off.
- Four-piece family bathroom.
- Sitting room.
- Kitchen with access to rear garden.
- Shower room.
- Double bedroom.
- Staircase leading to mezzanine level.
- Cloakroom/WC.
- Sunroom with views to Edinburgh Castle.
- Stairs to upper level.
- Two generously proportioned double bedrooms one with built-in mirrored wardrobes.
- Storage within eaves.
- Gas central heating.
- Double glazing.
- Alarm.
- Extensive chip stone driveway.
- Private garden to front.
- Wood built garage.
- Extensive alpine rockery garden to rear.
- Views from rear garden.



# GENERAL DESCRIPTION

A superb detached villa situated within the sought after Colinton district of the city perfectly positioned for access to a wide range of local amenities and a short journey to the south west of Edinburgh Centre. The property offers spacious and flexible living accommodation and there is potential to create a "Granny flat" within existing home. The property boasts stunning views towards Edinburgh Castle and extensive garden grounds





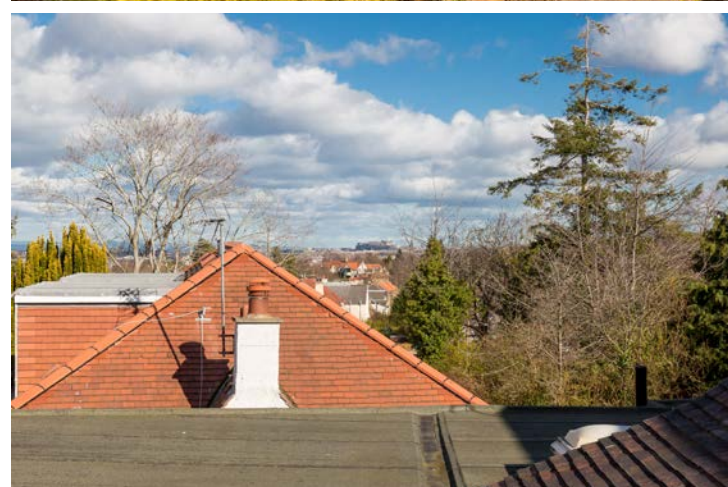
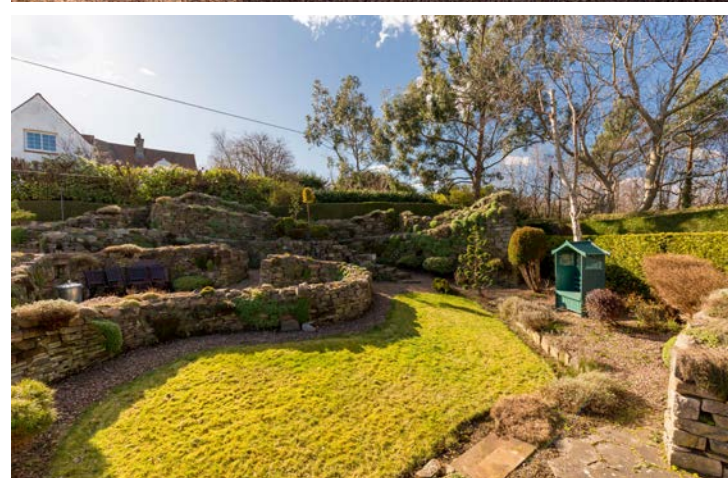


## LOCATION

Colinton is one of Edinburgh's most sought after residential areas set in the south west of the city sitting in the shadows of the Pentland Hills. It has retained much of its "village charm" and has a good range of local shops, restaurants and bars. More extensive supermarket shopping facilities are available at nearby Sainsbury's and Asda whilst easy links to the city bypass open up the many retail parks on the periphery of the City. There are many pleasant walks and cycle paths close by and Kingsknowe Golf Club which is opposite the property and Colton Dell and the Union Canal which are great for walks and cycling are also nearby Colinton is ideally situated for commuting distance to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh and the Queensferry Crossing. The area is well served by bus routes to Edinburgh city centre and surrounding areas. Kingsknowe train station has direct trains to Waverley and Glasgow Central while there is excellent schools in both the state and private sectors in nearby areas

### EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, MICROWAVE AND FREESTANDING FRIDGE/FREEZER AND DISHWASHER WITHIN THE MAIN KITCHEN. WITHIN THE SECOND KITCHEN THE FREESTANDING AUTOMATIC WASHING MACHINE, TUMBLE DRYER ALONG WITH THE COOKER AND FRIDGE. THERE ARE NO GUARANTEES FOR ANY OF THE WHITE GOODS. THE FREESTANDING WARDROBES WITHIN ONE OF THE BEDROOMS AND ALSO THE GARDEN SHED WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.



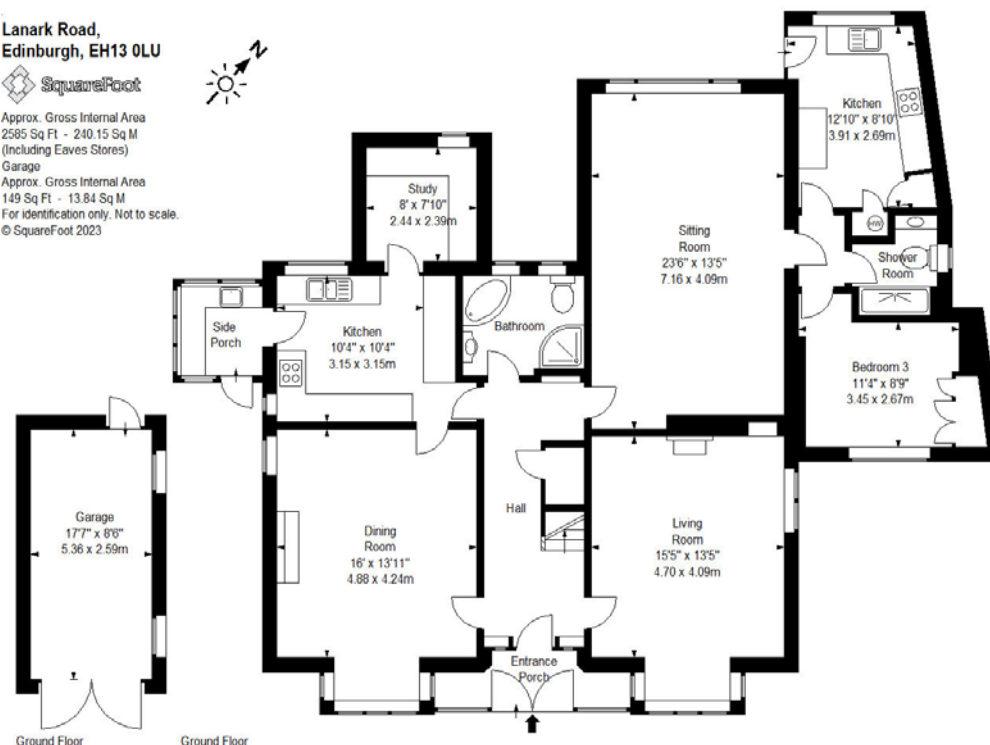
COUNCIL TAX BAND: G.  
 TRAIN STATION: APPROXIMATELY 500 METRES TO KINGSKNOWE TRAIN STATION.  
 AIRPORT: APPROXIMATELY 6.6 MILES TO EDINBURGH AIRPORT.  
 BUSES: WITHIN 100 METRES.



Lanark Road,  
Edinburgh, EH13 0LU



Approx. Gross Internal Area  
2585 Sq Ft - 240.15 Sq M  
(Including Eaves Stores)  
Garage  
Approx. Gross Internal Area  
149 Sq Ft - 13.84 Sq M  
For identification only. Not to scale.  
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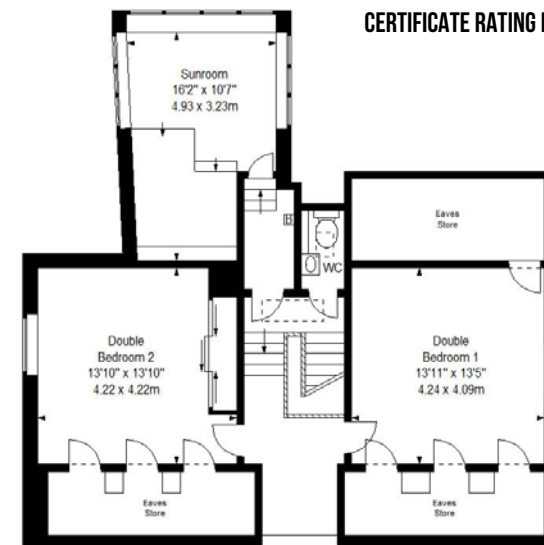


Ground Floor

Ground Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING D



First Floor



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WEBSITE: [RESIDENTIAL.GILLESPIEMACANDREW.CO.UK](http://RESIDENTIAL.GILLESPIEMACANDREW.CO.UK)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.