

COULTERS<sup>©</sup>

WELCOME TO:

# WEST MILL ROAD

46/2 West Mill Road, Colinton, Edinburgh, EH13 0NZ





## WEST MILL ROAD AT A GLANCE:



Semi-rural Colinton location



Duplex property with garage



Balcony overlooking The Water of Leith



Excellent local amenities



Walking distance of Campbell Park



Pentland Hills close by

## EXTRAS:

All fixtures and fittings, including; curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Experience a peaceful and picturesque setting with this generously proportioned four/ five-bedroom duplex in prestigious Colinton. Located within an exclusive modern development on the banks of The Water of Leith and minutes from Colinton Village. It offers spacious and versatile family accommodation as well as a garage and is in turn-key condition thanks to well-finished bright interiors and close to an array of scenic open spaces and excellent amenities it will make a wonderful home.

- A light-filled living room with neutral décor and wood-inspired flooring. French doors lead out to a private balcony overlooking The Water of Leith.
- Generous kitchen with wall and floor units, worktops, and integrated appliances including an extractor hood, fridge/freezer, gas hob, eye-level grill, and oven. Benefits from an adjacent utility cupboard.
- Separate WC with washbasin built into vanity.
- Principal double bedroom with built-in wardrobe and en-suite shower room.
- Three spacious and bright double bedrooms each with a soft neutral décor and chic wood-inspired flooring, and two featuring built-in storage.
- A fifth double bedroom/dining room on the ground floor.
- Contemporary family bathroom with separate walk-in shower and three-piece white suite
- Gas central heating throughout .
- Shared landscaped grounds.
- Single-car garage and on-street parking.





# LOCATION, LOCATION, LOCATION:

A residential location, Colinton lies approximately five miles south-west of Edinburgh City Centre. West Mill Road, a ten-minute walk from the conservation area that is Colinton Village, enjoys a semi-rural feel opposite the picturesque Water of Leith. A variety of additional scenic open green spaces are nearby including Campbell Park, Spylaw Park, and Bonaly Country Park.

Kingsknowe Golf Club is in easy reach as is Craiglockhart Leisure and Tennis Centre, and Midlothian Snowsports Centre. Colinton Village houses a popular bowling club and tennis club. Local shopping is well-catered for with a Co-op, pharmacy, health centre, and library in the village, and a Tesco Superstore is within easy

reach. The nearby Gyle Shopping Centre houses a Morrisons supermarket and a Marks and Spencer.

It is a perfect location for both Heriot-Watt and Napier Universities, as well as Edinburgh Park. Schooling includes Bonaly Primary School and Firrhill High School with private options such as Merchiston Castle School and George Watson's College nearby.

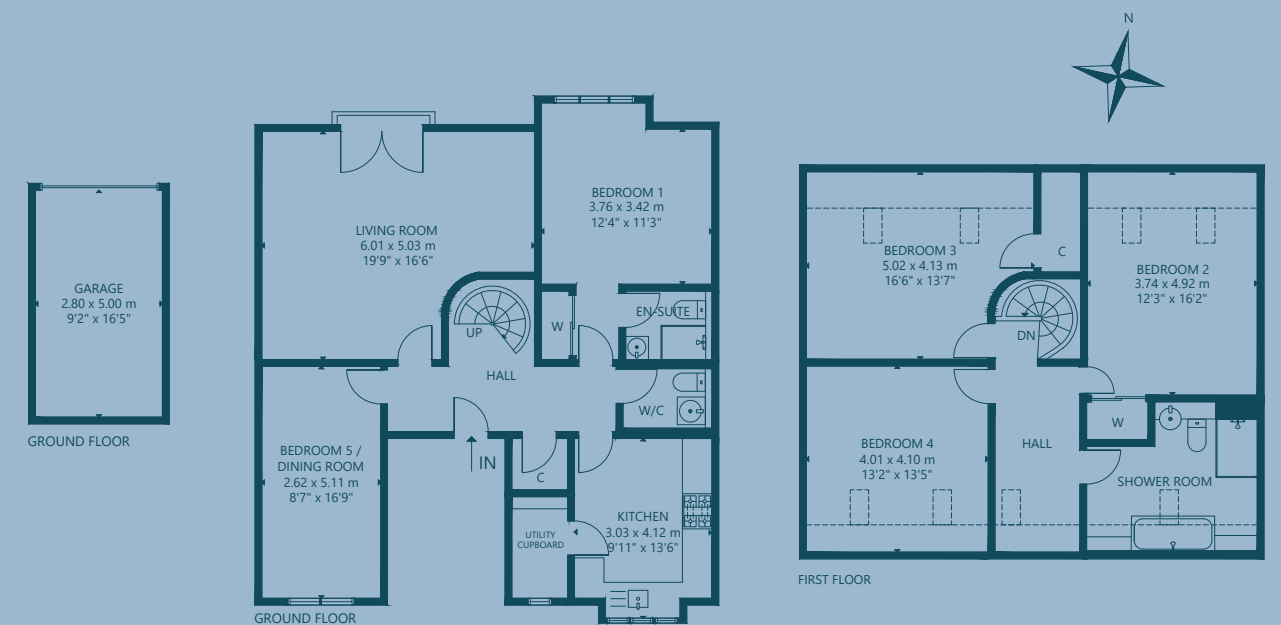
Regular bus services take you to the City Centre and surrounding areas, and there is quick access to the City Bypass, motorway network, and Edinburgh International Airport.



VIRTUALLY STAGED



## FLOOR PLAN:



46/2 West Mill Road, Colinton, Edinburgh, EH13 ONZ

Approx. Gross Internal Area

1,905 Sq Ft - 177 Sq M

For identification only. Not to scale.

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