

**19 Hailes Avenue
Edinburgh EH13 0NA**

Offers Over £270,000

- Open hallway with useful storage cupboard
- Bay window lounge with Edinburgh press and electric fireplace
- Kitchen/diner with a range of floor units, gas cooker and white goods which are included in the sale
- Two double bedrooms both with useful Edinburgh presses
- Bathroom with three-piece suite and electric shower over bath
- Utility room
- Back porch
- Gas central heating and double glazing throughout
- Private gardens to front and rear of property
- Free on-street parking



Lower Flat

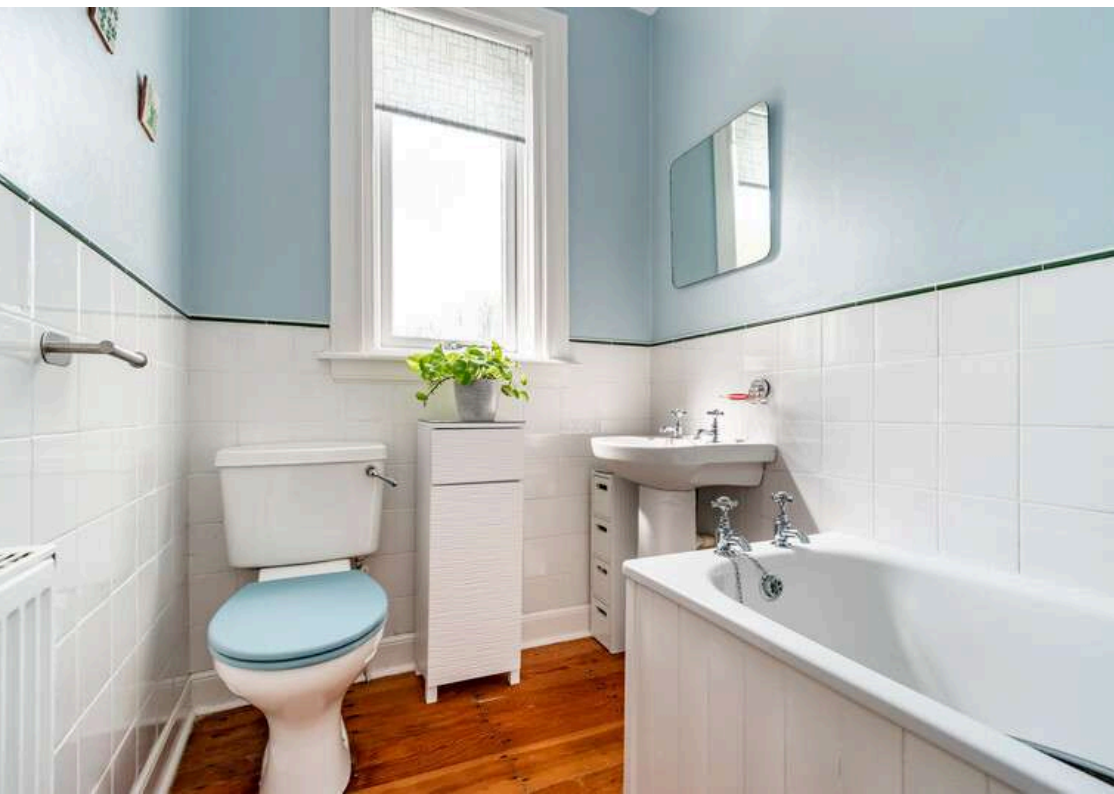
Blair Cadell are delighted to bring to market this fantastic ground floor flat situated just a stones throw from Colinton Village. With fantastic gardens at both the front and rear of the property and generous living space, the property would be ideal for a range of different buyers and must be viewed.

The accomodation comprises of an entrance vestibule leading through to an open hallway with a useful storage cupboard. A beautiful bay window lounge with an electric fireplace making it the perfect place for evening relaxing with family and friends. A kitchen/dining room with a range of floor units, gas cooker, white goods which are included in the sale and a useful utility room off it. There are two generous double bedrooms both with useful Edinburgh presses. A family bathroom with a three-piece suite and an electric shower over the bath. A lovely back porch perfect for relaxing in the evening sun looking over an immaculately kept private back garden which has a useful garden shed and patio area. There is gas central heating and double glazing throughout the property for maximum efficiency, a large basement offering useful storage space and free on-street parking.

The property is located on Hailes Avenue, a quiet cul-de-sac, part of a small and desirable established residential area in Colinton. There is a variety of independent retailers and specialty shops along with a range of amenities, including a Co-op, pharmacy, GP practice, post office, restaurants, pubs and major supermarkets nearby. Morningside and Bruntsfield are both within easy reach and offer a further wide range of shops including a Waitrose, a cinema, theatres and a selection of eateries for evening entertainment. The area offers country park walks and the Pentland Hills on the doorstep. There is a great choice of schools, including Juniper Green Primary School, Currie High School and Merchiston Castle School with other independent schools a short drive away. The area is very well served by regular public transport links, with the bus to the city centre a 5 minute walk away. The City Bypass and the motorway networks are easily accessible.

Viewing by appointment on 0131 337 1800

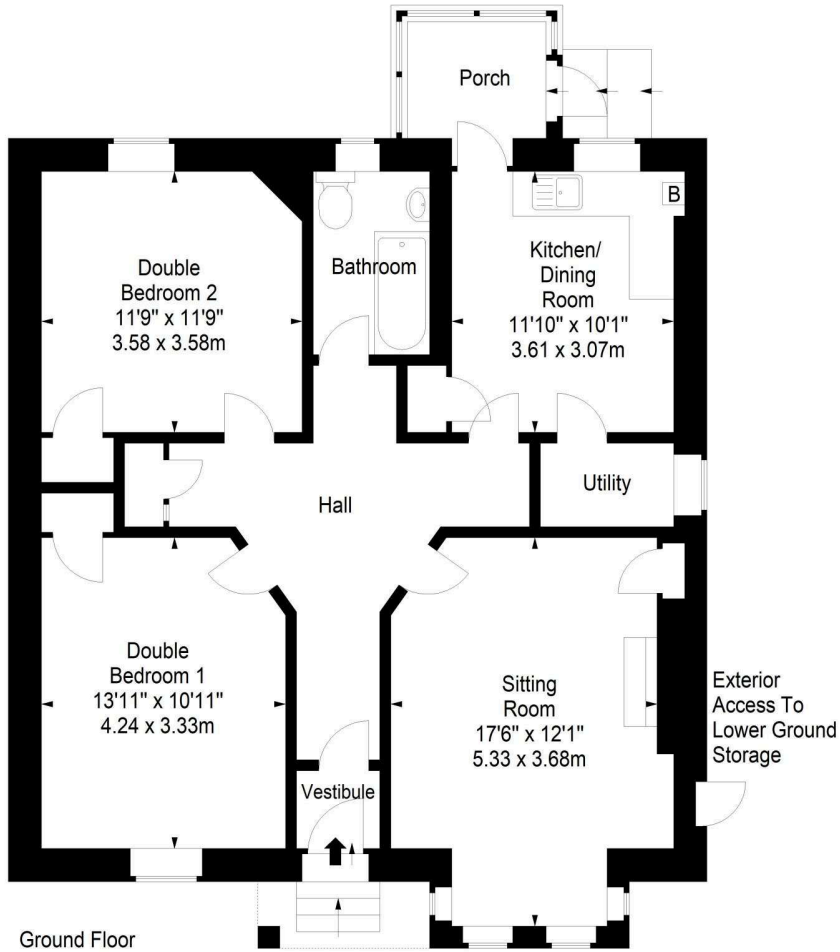
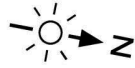




Hailes Avenue,
Edinburgh, EH13 0NA



Approx. Gross Internal Area
939 Sq Ft - 87.23 Sq M
(Including Store)
For identification only. Not to scale.
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