





Excellent first time buy, a must on your viewing list McDougall McQueen present to the market this bright and spacious two bedroom lower villa with a private garden to the rear and a driveway to the front. The property is ideally located in the popular and thriving Colinton Mains area of Edinburgh which offers a good range of local amenities and schooling. The property is presented to the market in excellent condition throughout, we would recommend an early viewing.

- Reception hallway with a useful understairs walk in cupboard.
- Bright and spacious living/dining room rear facing.
- Breakfasting kitchen equipped with a range of wall and base units along with integrated appliances.
- Front facing double bedroom complimented by a bay window and built in wardrobe storage.
- Double bedroom front facing with built in wardrobe storage.
- Bathroom presented as a shower room comprising WC, wash hand basin with vanity storage corner shower cubicle.
- Gas central heating.
- Double glazing.
- Private garden to the rear to include garden shed.
- Driveway to the front.



Location

Colinton Mains and the surrounding area offers a wealth of shopping with both Tesco and Morrisons having superstores in the area, with a good selection of small local shops within walking distance providing for everyday requirements. Educational facilities in the area range from nursery to secondary level and there is a wide choice of sporting and recreational facilities in surrounding areas. For the commuter, a frequent public transport system offers regular services to the City Centre. The City By-pass can be joined at the nearby Dreghorn junction providing easy access to the M8/M9 motorway network and to East Lothian.

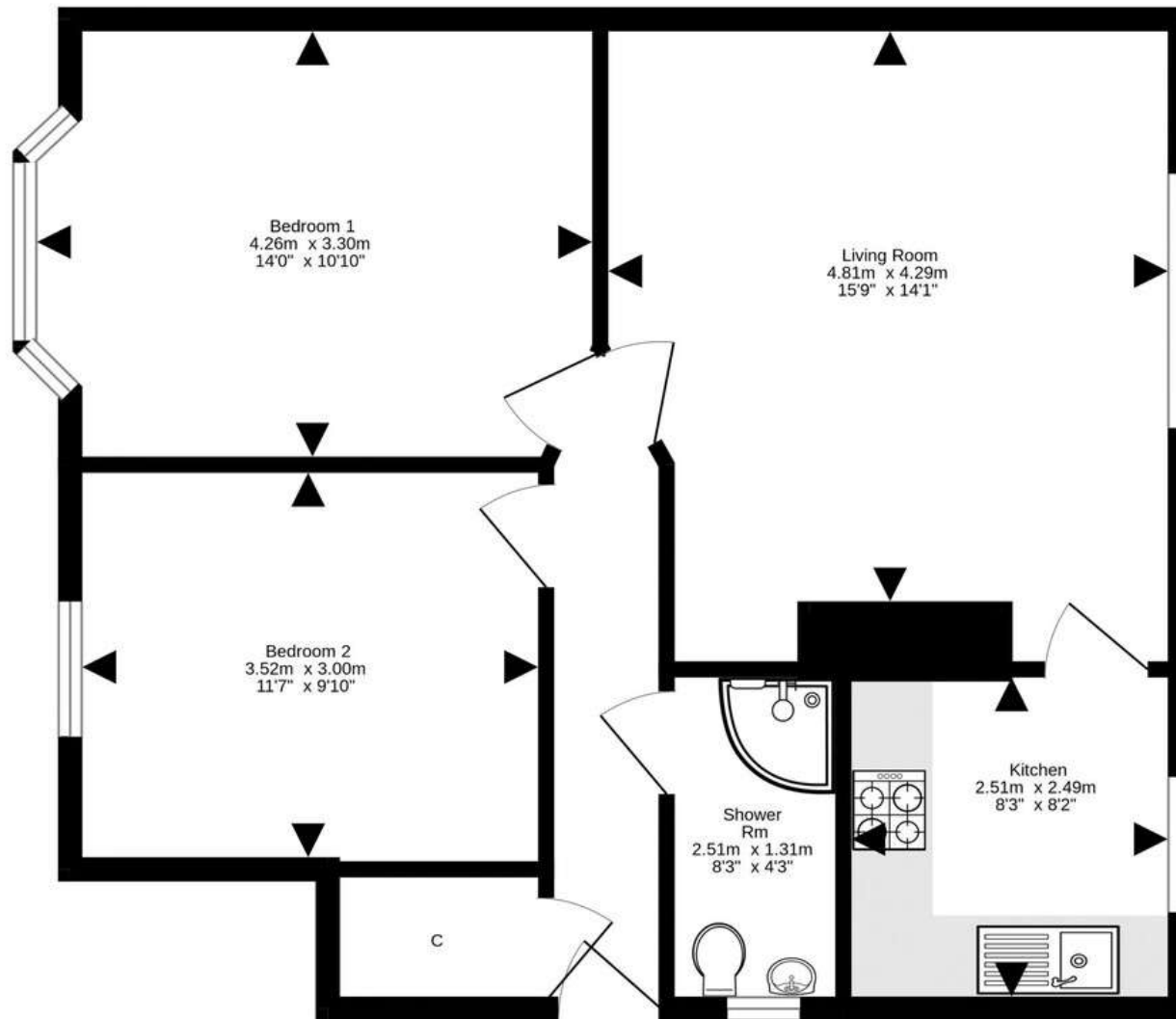
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. Other furniture may be available by separate negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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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 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. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

