










Offers Over
£510,000

10 Coltbridge Gardens

Murrayfield | Edinburgh | EH12 6AQ

Neilsons are delighted to offer on to the market this exceptionally appealing semi detached villa which occupies an idyllic location, quietly tucked away on a no through road on the banks of the Water of Leith. The locale has a leafy village feel, despite being moments from the city centre and the property offers superb potential to extend, subject to obtaining the necessary consents.

-  3 bedroom
-  1 public room
-  1 bathroom
-  On-street parking and single garage
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- F



Description

The accommodation briefly comprises: bright and spacious reception/dining room with attractive wood flooring, feature stair to the upper level, window shutters and sliding doors leading directly out to a raised terrace overlooking the river and adjacent woodland, kitchen fitted with a variety of base and wall mounted wood fronted units, with contrasting wipe-clean worktops and tiling to floor and splash areas, convenient downstairs WC, two good sized double bedrooms both with a lovely open outlook, single bedroom/home office, and shower room with modern two piece white suite and separate shower enclosure. The property further benefits from warm air heating and double glazing.



Extras

All floor coverings, light fittings, curtain poles, blinds and integrated appliances will be included.

Gardens, Garage & Driveway

The house boasts a detached single garage providing secure off-street parking and excellent overspill storage. To the front there is a vibrant leafy garden laid to paving, peppered with a variety of bushes and small trees. The extensive tiered rear garden enjoys a picturesque setting overlooking the Water of Leith and surrounding woodland and benefits from a bright southerly facing aspect. Bursting with potential for the enthusiastic gardener, the garden has been laid to a variety of areas, including lawn, flower beds and a paved terrace/patio. There is a substantial garden room which could easily be converted into a home office as well as large cellar which neighbouring properties have dug down into to form an additional floor of accommodation.

Viewing

By appointment through Neilsons (0131 625 2222).





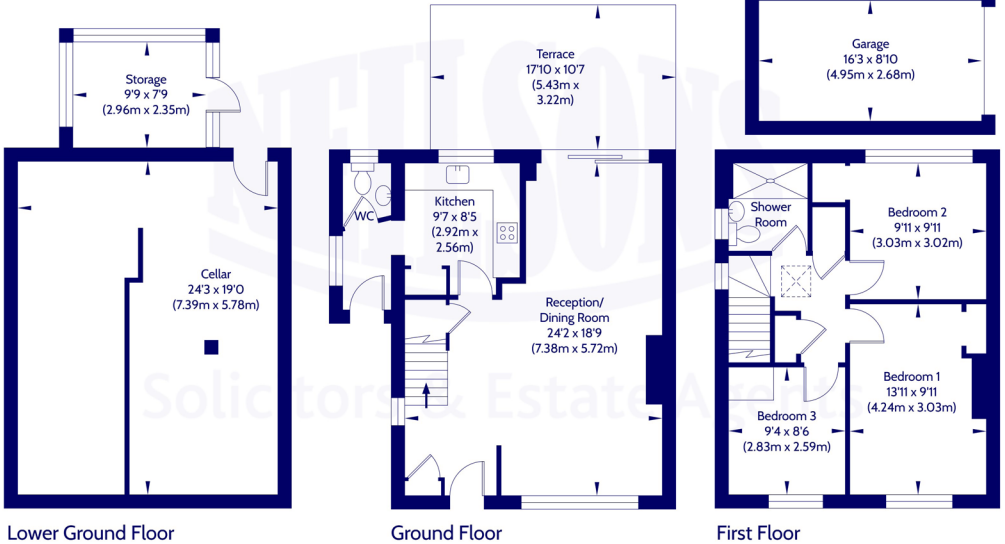
Location

Murrayfield is a highly regarded residential area lying west of Edinburgh City Centre with good public transport to Edinburgh's West End, Haymarket Railway Station and Princes Street and Edinburgh Airport. Excellent shopping and amenities are available in nearby Roseburn, Craighleith Retail Park and Corstorphine. There are many recreational facilities in the vicinity including Murrayfield Stadium, Ice Rink, Murrayfield, Ravelston and Carrick Knowe golf courses, Edinburgh Zoo and access to walks along the Water of Leith. Local schools cater for all age groups including private sector schooling, particularly Mary Erksine, St George's and Stewart's Melville. The A8 provides good road connections to Edinburgh International Airport, City By-pass, the major motorway networks and the Queensferry Crossing.





Approx. Gross Internal Floor Area 88.33 Sq M / 950 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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