



19/2 The Gallolee, Edinburgh, EH13 9QL

Description

Immaculately presented one bedroom ground floor flat located within a quiet, leafy residential development within the suburbs of Edinburgh in the exclusive Colinton area. It is finished to a high standard throughout with modern stylish décor, laminate flooring and Haverland energy efficient electric thermostat radiators.

The accommodation comprises:

- Welcoming entrance hall with a large storage cupboard and a further cupboard housing the hot water tank
- Spacious, sunny south facing living/dining room with bay window, cove cornicing and oak style laminate flooring
- Situated to the rear of the property and enjoying an open outlook to the communal garden, a deluxe fitted kitchen with a range of modern gloss white units with laminate marble effect worktops with inset stainless steel sink and appliances including induction hob with extractor hood, electric fan oven, combined washing machine/tumble dryer and fridge freezer
- Modern bathroom fitted with bath with electric shower over and wall board in the showering area, pedestal wash basin, WC, bathroom cabinet and heated towel rail
- Good sized rear facing double bedroom with a large built-in shelved wardrobe and window overlooking the gardens

Outside and Gardens

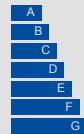
There are well tended, landscaped gardens surrounding the property. There is ample unallocated parking within the private courtyard situated to the front of the property. There is also access to a shared storeroom at the side of the building.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Location

The Gallolee is situated in the sought after residential area of Colinton which lies in the south west area of Edinburgh near the Pentland Hills. It is close to the historic and picturesque Colinton Village which has a broad range of local amenities and activities including a good selection of everyday shops, a health centre, pharmacy, Post Office, pubs, restaurants, supermarkets including a Scotmid in Colinton Village and Colinton Mains, a large Tesco and an Aldi in Colinton Mains, and a Morrisons at nearby Hunter's Tryst. The Pentland Hills and Colinton Dell are all within walking distance and offer many pleasant recreational pursuits for walkers and cyclists. The area has good golf courses and easy access to Midlothian Snowsports Centre and Craiglockhart Leisure and Tennis Centre. The Edinburgh City Bypass is situated nearby providing links to the main motorway network, Edinburgh Airport, East Lothian and Midlothian. The city centre is readily accessible by car (15-20 minutes) or via one of the frequent bus services which pass through the area.

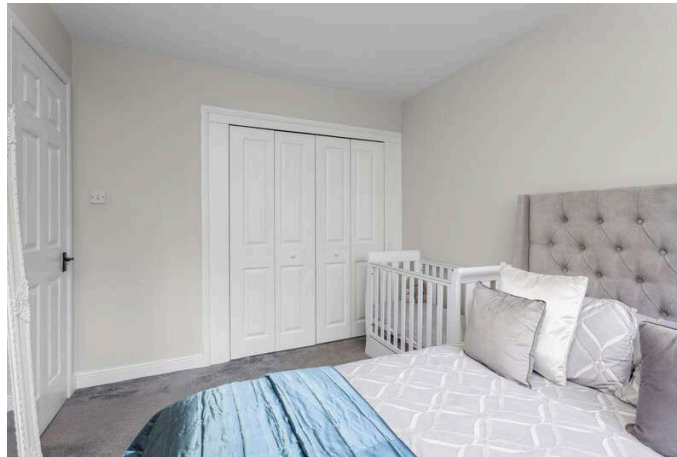
Extras

The fixed floor coverings, kitchen blinds, bedroom blinds, curtains in living room, sofa, light fittings and kitchen appliances are included in the sale.

Council Tax Band C

Factoring

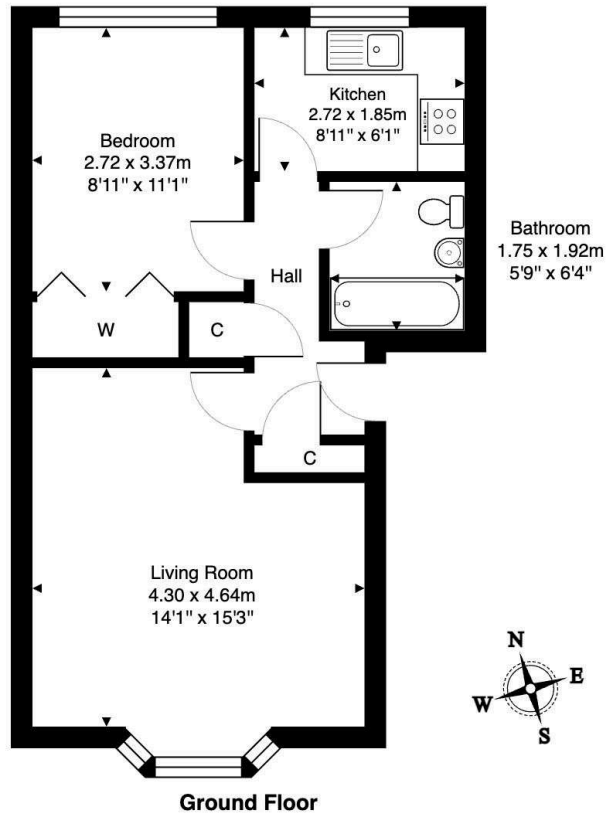
The property is currently factored by Myreside Management at a cost of approximately £35 per month which includes the block building insurance, grounds maintenance and weekly stair cleaning.



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Total Area: 44.5 m² ... 479 ft²

All measurements are approximate and for display purposes only



DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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