

**7A Hailes Grove
Edinburgh EH130NE**

Offers Over £410,000

- Hallway with large storage cupboard
- Large living/dining space that can be separated to create two living areas with a log burning stove
- Stylish kitchen with a range of floor and wall mounted units, rangemaster cooker with gas hob and electric oven, integrated appliances and white goods available by separate negotiation
- Three double bedrooms and one single bed
- Family bathroom with three-piece suite and mains walk in shower
- Shower room with two-piece suite
- Gas central heating and double glazing
- Private back garden
- Free on-street parking and single garage



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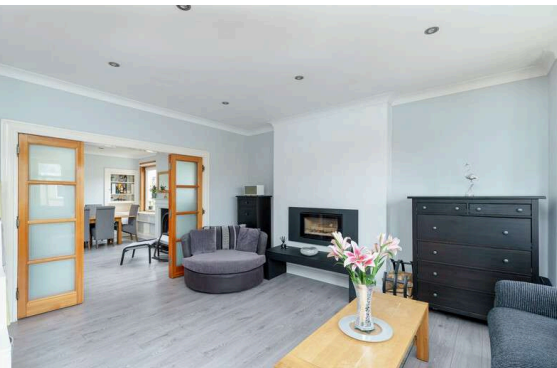
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EPC E



Double Upper Flat

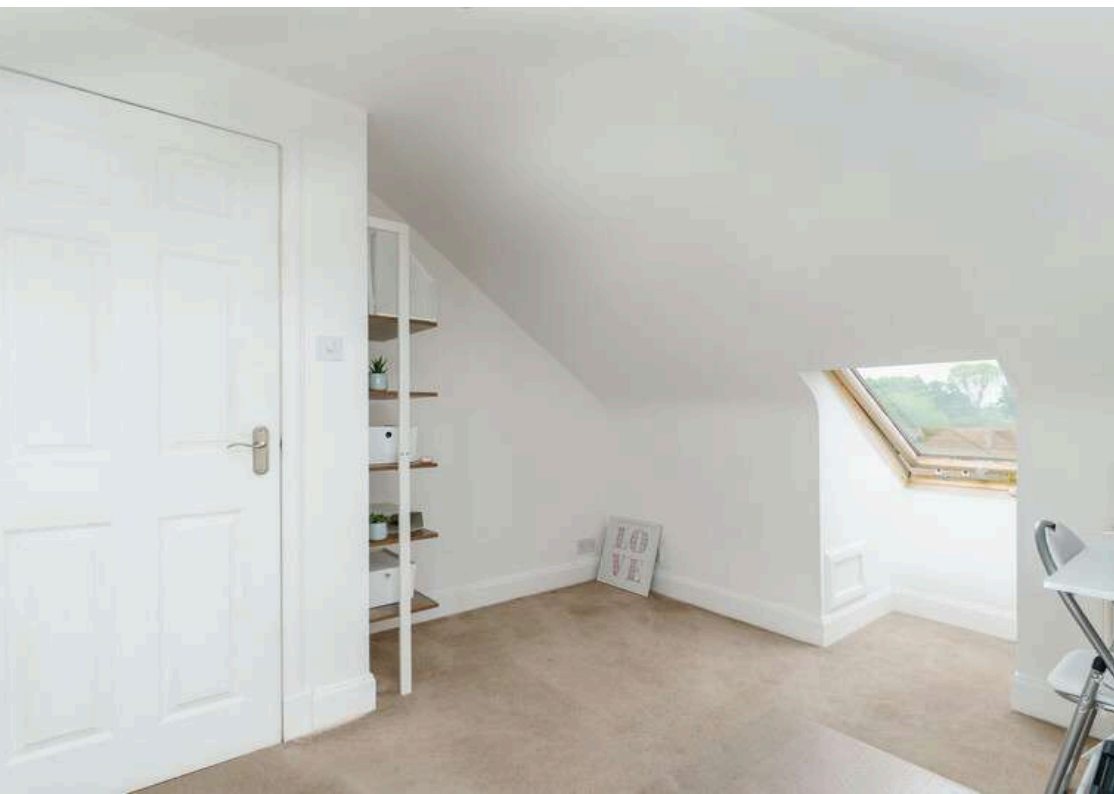
Blair Cadell are delighted to bring to market this immaculate double flat in the heart of Colinton. With superb living space and 4 bedrooms, the property would be ideal for a young family and must be viewed.

The accommodation on the first floor comprises of a large hallway with useful under stair storage space. A fantastic L shaped living/dining space that can be separated to create two living areas ideal for those with family or hosting friends and family that has a lovely wood burning stove perfect for the colder winter months. A well finished kitchen with a range of floor and wall mounted units, rangemaster cooker with a gas hob and electric oven, integrated appliances and white goods which are available by separate negotiation. The master bedroom featuring large fitted wardrobes and a family bathroom with a three-piece suite and mains walk in shower featuring a fantastic rainwater showerhead. On the upper level there are a further two double bedrooms and a single bedroom with a large storage cupboard that could easily be a walk in wardrobe and a shower room with a two-piece suite. There is gas central heating and double glazing throughout for maximum efficiency. Outside there is a fantastic garden laid with artificial grass for easy maintenance and a decked area perfect for barbeques with a built in trampoline. There is free on-street parking along with a single garage.

The property is located on Hailes Grove, 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, Firhill 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 1 minute walk away. The City Bypass and the motorway networks are easily accessible.

Viewing by appointment on 0131 337 1800

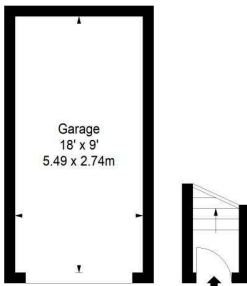
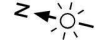




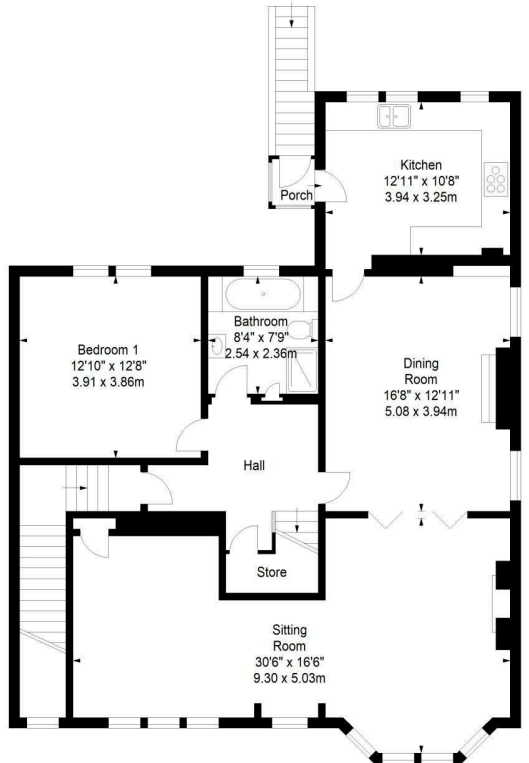
**Hailes Grove,
Edinburgh,
Midlothian, EH13 ONE**



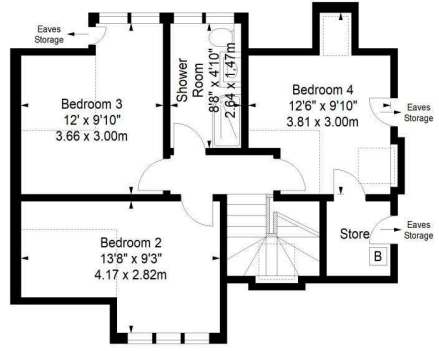
Approx. Gross Internal Area
1754 Sq Ft - 162.95 Sq M
Garage
Approx. Gross Internal Area
162 Sq Ft - 15.05 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Second Floor



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