



GILSON GRAY

LAW • PROPERTY • FINANCE

35 COLINTON MAINS GREEN

Colinton Mains, Edinburgh, EH13 9AQ



Quietly situated in a desirable residential area and enjoying Pentland Hill views, this traditional upper villa boasts two double bedrooms, a bathroom, a southerly-facing reception area and an adjoining kitchen - all presented with tasteful contemporary décor. Also on offer are access to a neatly-maintained private garden and unrestricted on-street parking.

Extras: All fitted floor coverings, window coverings, light fittings, integrated fridge, freestanding washing machine, and three wardrobes are included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

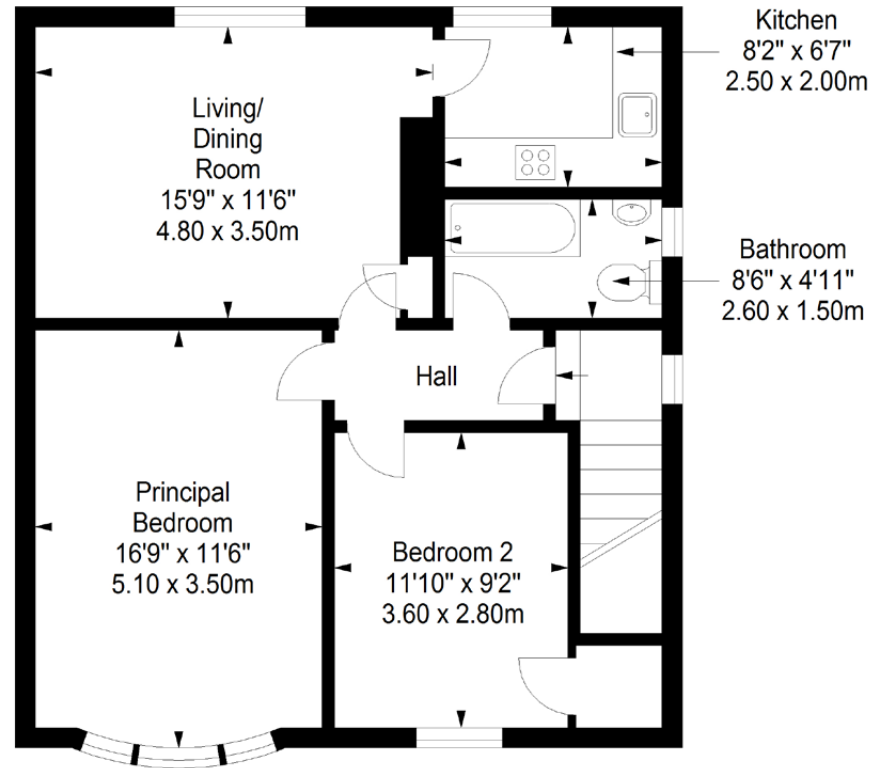
- Desirable leafy suburb
- Envious views of the Pentland Hills
- Attractive contemporary interiors
- Traditional upper villa
- Entrance stairway & hall
- Bright living/dining room
- Stylish kitchen
- 2 Double bedrooms (1 with storage)
- Bathroom with shower-over-bath
- Large private garden
- Unrestricted on-street parking
- EPC Rating - C
- Council Tax Band - C



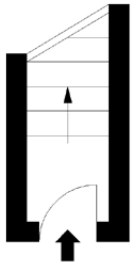
“ATTRACTIVE
CONTEMPORARY
INTERIORS, 2 DOUBLE
BEDROOMS &
BATHROOM WITH
SHOWER-OVER-BATH”



First Floor
Approx. 65.8 sq. metres (708.3 sq. feet)



Ground Floor
Approx. 2.4 sq. metres (25.8 sq. feet)



Total area: approx. 68.2 sq. metres (734.1 sq. feet)



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