

COULTERS<sup>©</sup>

WELCOME TO:  
COLINTON ROAD

216 Colinton Road, Colinton, Edinburgh, EH14 1DL



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## COLINTON ROAD AT A GLANCE:



Residential  
Colinton location



Detached  
home



Beautifully  
Presented



Walking distance of  
Craiglockhart Hill



Impressive  
enclosed gardens



Garage and  
driveway

### EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



### A LITTLE BIT ABOUT THE PROPERTY:

Located in Edinburgh's prestigious Colinton, this is a stylish and bright detached home with an impressive enclosed garden. Tastefully upgraded by the current owners to reflect the needs of today's modern family it boasts the perfect balance of accommodation over two spacious floors. Particular highlights include the contemporary dining kitchen and bathrooms, along with the newly added west-facing sunroom. Set on a sizeable plot and close to shops, green spaces, and leisure facilities it is a must-see.

- Living room with a delightful outlook over the front garden and through to the rear garden via the adjoining sunroom.
- Desirable sunroom leading out to the alfresco decking area
- Stunning designer dining kitchen with a dual-aspect and boasting white gloss handleless wall and floor units, a breakfast bar, white quartz-effect worktops, and high-spec SIEMENS integrated appliances including an induction hob, ceiling extractor hood, eye-level microwave, fridge/freezer, and an oven.
- Utility room with plentiful storage, a sink, and garden access.
- Bright and peaceful study or home office.
- Carpeted principal double bedroom with full height sliding doors.
- A comfortable single bedroom and two spacious carpeted double bedrooms, one with wall-to-wall built-in wardrobes.
- Contemporary ground floor shower room with a towel radiator.
- Luxury bathroom with bath, WC, and washbasin built into a wall-hung vanity
- Superb hallway storage.
- Enclosed gardens with lawn, decking, and patio areas.
- Gas central heating and double glazing throughout.
- Single car garage and driveway.









# LOCATION, LOCATION, LOCATION:

A prestigious location, Colinton lies approximately four miles south-west of Edinburgh City Centre. Residents can enjoy swift access to wonderful scenic open green spaces such as Campbell Park, the Hermitage of Braid, Craiglockhart Hill, and Bonaly Country Park.

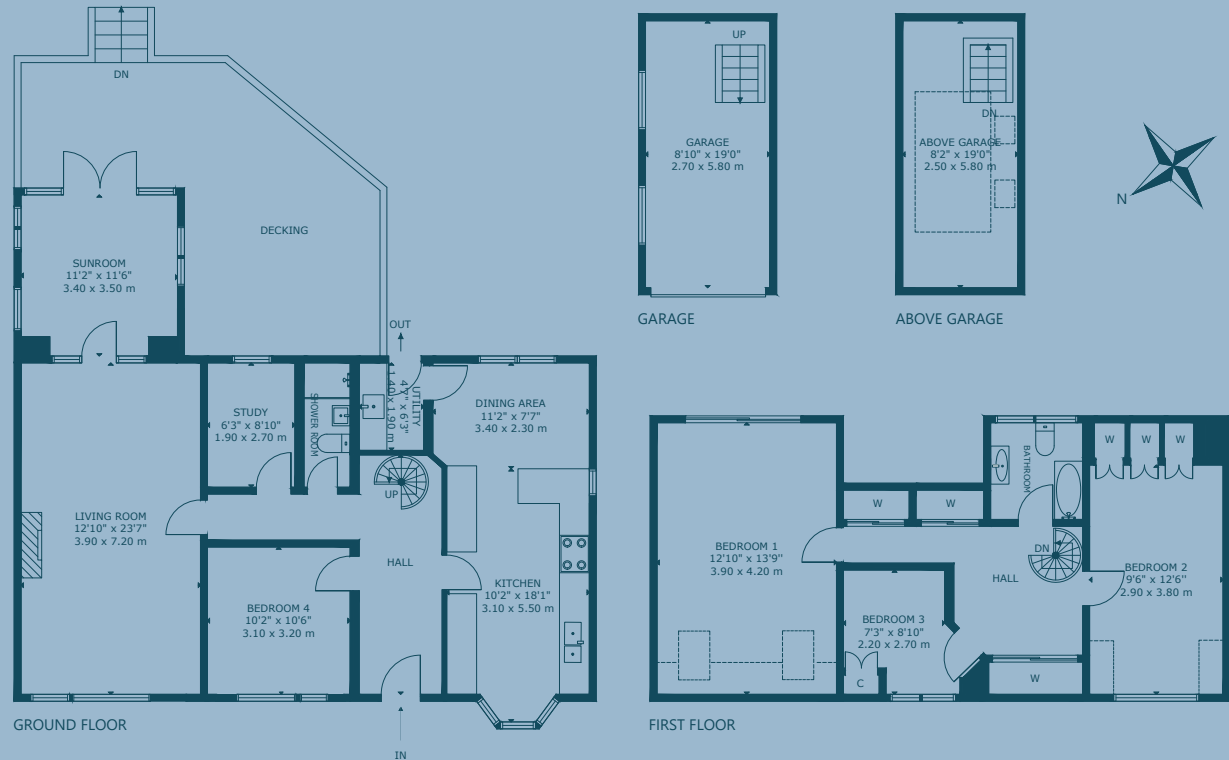
For even more recreational and active pursuits golf courses such as Kingsknowe, Merchants of Edinburgh, and Braid Hills are minutes away as is the Midlothian Snowsports Centre at Hillend, Meggetland Sports Complex, and Craiglockhart Leisure and Tennis Centre. There are popular restaurants and bars nearby including The Spylaw, Osteria Dei Sapari, and The Colinton Inn with further variety in Morningside and Bruntsfield.

For everyday shopping, there is an Asda at Chesser and a Tesco Superstore on Colinton Mains Drive along with The Gyle Shopping Centre which houses a Marks and Spencer and Morrisons.

It is a perfect position for both Heriot-Watt and Napier Universities, as well as Edinburgh Park. Schooling includes Oxbgangs Primary School and Firrhill High School with private options such as Merchiston Castle School and George Watson’s College nearby. Regular bus services take you to the City Centre and surrounding areas, and there is quick access to the City Bypass, motorway network, and Edinburgh International Airport.



## FLOOR PLAN:



216 Colinton Road, Colinton, Edinburgh, EH14 1DL  
Approx. Gross Internal Area  
1,821 Sq Ft - 169 Sq M  
For identification only. Not to scale.  
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WE'D LOVE TO  
HEAR FROM YOU:



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