





## 32/2 Coltbridge Gardens, Edinburgh, EH12 6AQ

### Description

Well presented two bedroom first floor flat with a superb outlook over Coltbridge Bowling Club towards the woodland adjacent to the Water of Leith. It occupies a tranquil spot within a quiet cul de sac with no through traffic. It is only a short walk from the City Centre and has excellent transport links including the trams, airport busses and Haymarket train station. It also benefits from gas central heating with modern Worcester gas boiler, double glazing, private single garage and splendid landscaped communal rear garden, to which it has direct access.

The accommodation comprises:

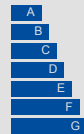
- Entrance hall with two storage cupboards
- Front facing living room with full height windows with bright open aspect and views of the Bowling Green towards the wooded areas surrounding the water of Leith
- Good-sized front facing bedroom with storage cupboard/wardrobe with hanging space and shelving
- The shower room is fitted with a wash basin with vanity unit with marble countertop, WC, and large, shower enclosure with rainfall, showerhead and separate handset; luxury vinyl tile flooring; quartz effect wall board within the shower area
- Well equipped kitchen fitted with range of wall and base mounted units with slate, grey laminate worktops and appliances including gas hob with extractor hood, oven, washing machine and fridge freezer
- Large rear facing double bedroom with built-in wardrobes and French doors to the rear garden



### VIEWING DETAILS

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

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)

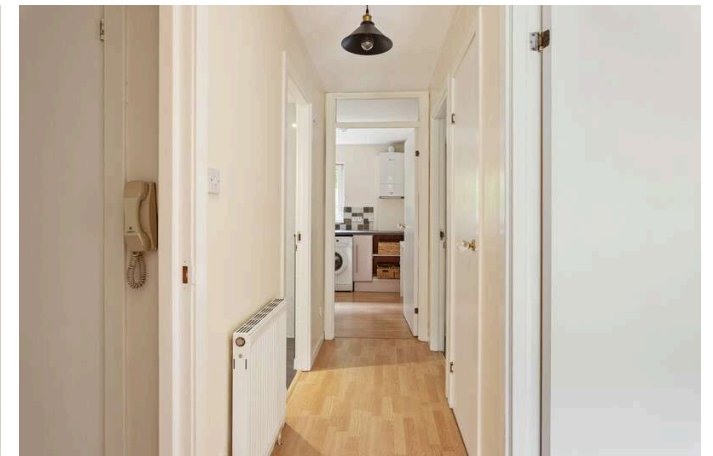
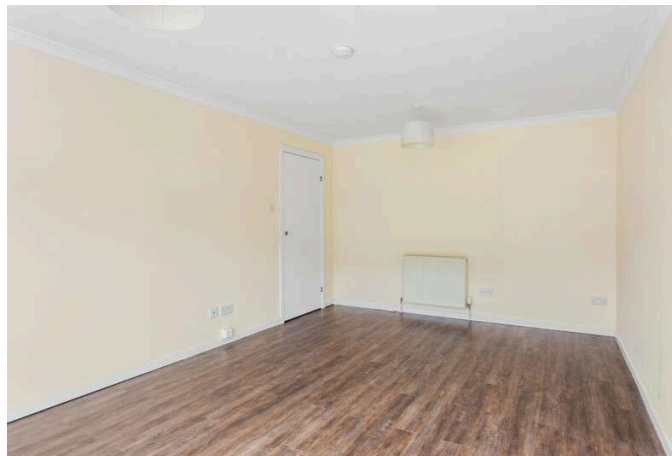


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### Outside and Gardens

The shared rear garden is tiered and beautifully landscaped and planted with a variety of mature flowering shrubs and ornamental foliage plants. There is a single garage beneath the property with a car parking space in front of it. Further parking is available on street.

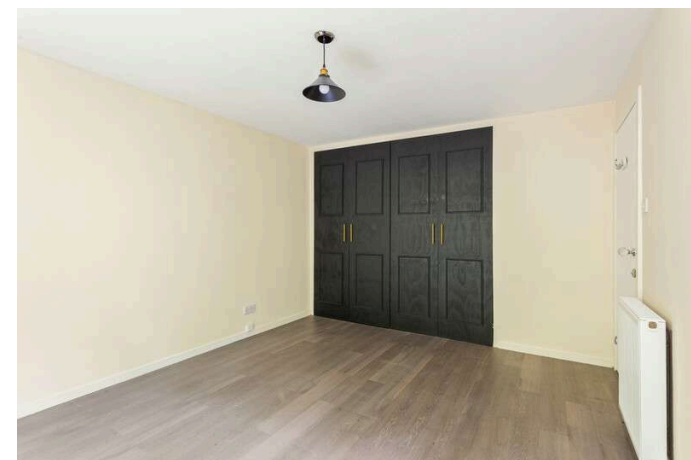
### Location

Coltbridge Gardens is an exclusive address in the sought after residential area of Murrayfield. Excellent shopping facilities can be found at Craighleith Retail Park, additionally there is a Sainsbury's at Westfield Road and further shopping facilities in nearby Corstorphine. The area is well served by recreational and leisure facilities including David Lloyd Leisure Centre at Corstorphine, several golf courses including Murrayfield, Ravelston and Carrick Knowe and tennis courts. There is excellent schooling nearby in both in the private and state sector including Roseburn Primary school, Craigmount High School, St George's, Mary Erskine and Stewart's Melville. There are good road links to Edinburgh Airport and the motorway network and a frequent local bus service to Edinburgh City Centre.

### Extras

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

Council tax - Band E



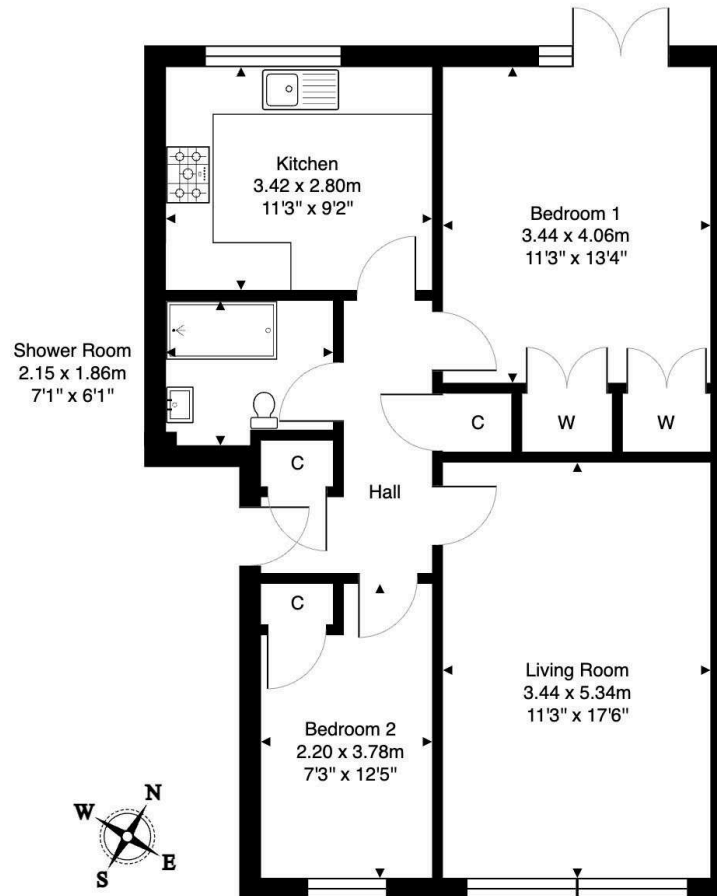












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Total Area: 66.2 m<sup>2</sup> ... 713 ft<sup>2</sup>

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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