

**94 Colinton Mains Road  
Edinburgh EH13 9DN**

**Offers Over £190,000**

- Entrance vestibule and hallway with two storage cupboard and allowing access to attic
- Large living/dining room
- Newly fitted kitchen with a range of floor and wall mounted units, gas hob and electric oven
- Two double bedrooms
- Bathroom with three-piece suit and mains shower over bath
- Gas central heating and double glazing throughout
- Large private back garden
- Free on-street parking



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EPC D



## Flat

Blair Cadell are delighted to bring to market this immaculate upper villa flat in the ever-popular Colinton Mains area of the city which offers flexible living accommodation. The property is conveniently located close to excellent local amenities and within a short drive of the city bypass and will appeal to many.

The accommodation comprises an entrance vestibule leading to staircase up to hallway with two storage cupboards and offering access to fully floored attic space. A large lounge/dining room perfect place to host in the evening. A newly fitted kitchen which has a range of stylish base and wall-mounted storage units, gas hob and electric oven. Two double bedrooms with the master featuring a useful storage cupboard. A family bathroom with a three-piece suite and mains shower over the bath. The property is double glazed and has gas central heating for maximum efficiency. There is a lovely rear garden which is perfect for catching the last of the evening sun and hosting barbeques through the summer months. Free on-street parking.\* No warranties given for systems or appliances\*

Colinton Mains is to the south-west of the city centre which can be accessed via a frequent bus service that runs close by. For the commuter, the bypass is a short drive away at Dreghorn or Fairmilehead and leads to the central belt motorway network, the south and the International Airport. Shopping facilities include a wide variety of specialist shops plus Aldi, Tesco and Morrisons superstores. Morningside and Bruntsfield are both within easy reach and offer a further variety of shops, a cinema, theatres and a selection of eateries for evening entertainment. The area enjoys country park walks and the Pentland hills on the door step Recreational facilities include a number of popular golf clubs, Craiglockhart Tennis and Sports Centre, the Pentland Country Park, and Hillend Ski Centre.

**Viewing by appointment on 0131 337 1800**

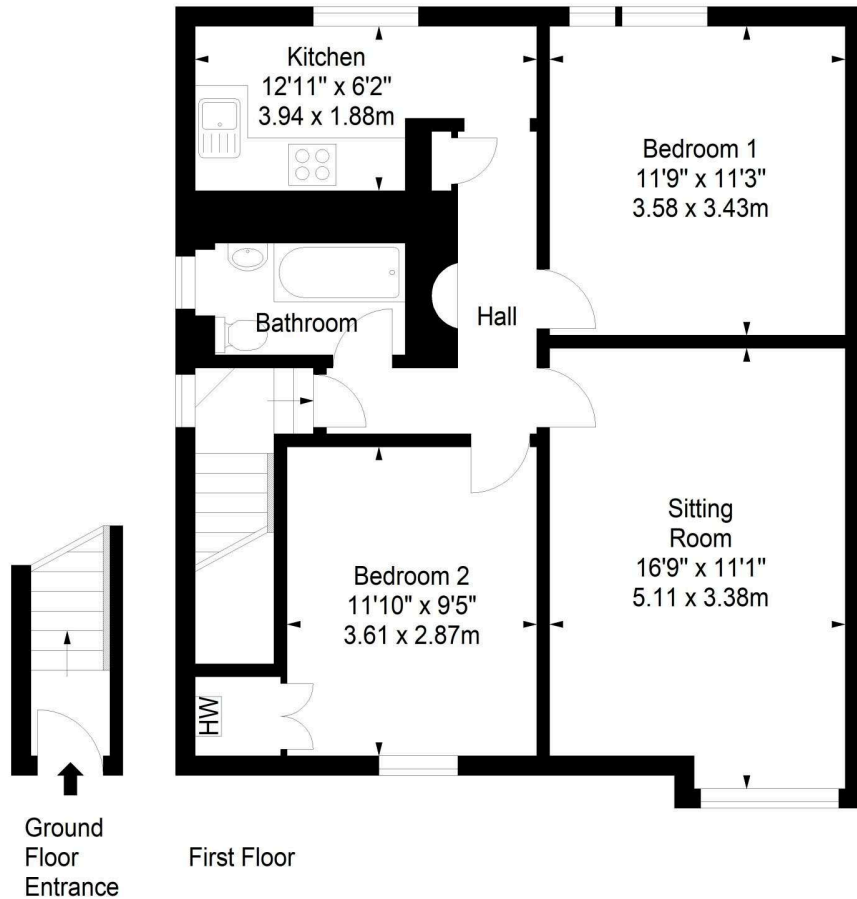




Colinton Mains Road,  
Edinburgh,  
Midlothian, EH13 9DN



Approx. Gross Internal Area  
718 Sq Ft - 66.70 Sq M  
For identification only. Not to scale.  
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