



35 HAILES AVENUE

COLINTON, EDINBURGH, EH13 0LZ



1 PUBLIC



3 BED



1 BATH

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35

HAILES AVENUE

Situated beside Kingsknowe Golf Club, this three-bedroom semi-detached house enjoys a picturesque setting close to the Water of Leith in popular Colinton. The delightful home offers spacious rooms and it is finished in neutral tones which enhance an airy ambience. It also benefits from a large kitchen, as well as a quality shower room and a WC. Furthermore, it features an enclosed rear garden that has a southwest-facing aspect and a low-maintenance design, framed by mature planting – a perfect setting for alfresco dining in the summer.

Features

- A bright and spacious semi-detached house
- Situated in sought-after Colinton
- Near amenities, schools, and transport links
- Lightly decorated interiors throughout
- Vestibule and hall with storage and a WC
- Southwest-facing living/dining room
- Large, well-appointed kitchen
- Naturally-lit landing with storage
- Three double bedrooms (one with wardrobes)
- Contemporary three-piece shower room
- Easy-to-maintain front and rear gardens
- Unrestricted on-street parking
- Gas central heating and double glazing



“...Southwest-facing living/dining room and a large, well-appointed kitchen...”



“...Three double bedrooms and a contemporary three-piece shower room...”



EPC Rating - D

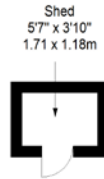
Home Report Value - £410,000

For up to date price & viewing information contact VMH Property or visit us online.

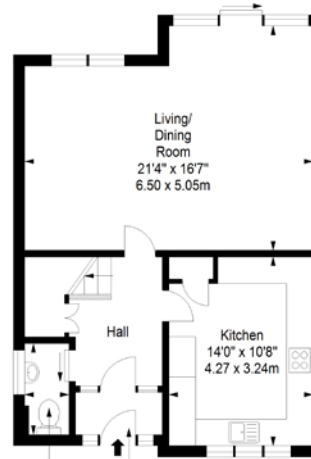


Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge/freezer, a dishwasher, and a washing machine to be included in the sale.

Shed
Approx. 2.0 sq. metres (21.5 sq. feet)

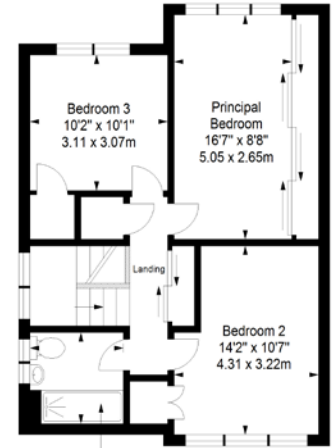


Ground Floor
Approx. 57.6 sq. metres (620.0 sq. feet)



WC
6'9" x 3'3"
2.05 x 1.00m

First Floor
Approx. 57.6 sq. metres (620.0 sq. feet)



Shower Room
6'10" x 6'8"
2.08 x 2.04m

Total area: approx. 117.2 sq. metres (1261.5 sq. feet)



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CHARTERED FIRM

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