

COULTERS®

370 COLINTON MAINS ROAD

COLINTON MAINS, EDINBURGH, EH13 9BS

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This newly renovated lower villa is positioned on a quiet residential street within the popular area of Colinton Mains.

The property comprises of a welcoming hall with a utility cupboard, a modern kitchen with plenty of storage and integrated appliances such as a fridge freezer, oven and four ring gas hob. The kitchen also provides a dining area which has a backdoor leading to the private rear garden.

The two double bedrooms are excellent size and filled with natural light, the third bedroom would be excellent as a single room or home office.



KEY FEATURES



Newly renovated lower villa.



Two double bedrooms and one single bedroom.



Private rear garden with shed.



Driveway parking for one car.



Quiet residential area.



Within a short walk of local shops.





The new bathroom is fully tiled with a large bath and overhead shower, and chrome heated towel rail. The private rear garden consists of a paved area, separate grass area and two large sheds for storage.

The property benefits from gas central heating, double glazing, and private parking for one car.





THE LOCAL AREA

Colinton is perfect for those seeking a peaceful, suburban lifestyle whilst still living within easy reach of the city. It is a picturesque residential area located in the south-west of Edinburgh, nestled at the foot of the Pentland Hills. The high street offers a range of amenities, including independent shops, a small supermarket, cafes, restaurants and several popular pubs.

The Pentland Hills and Water of Leith are both on the doorstep making it an ideal location to enjoy outdoor activities such as cycling, walking, and running. Colinton has a friendly and close-knit community, with a mix of young families, working professionals and retirees.

Colinton has a mix of highly-regarded schools in both the public and private sector.

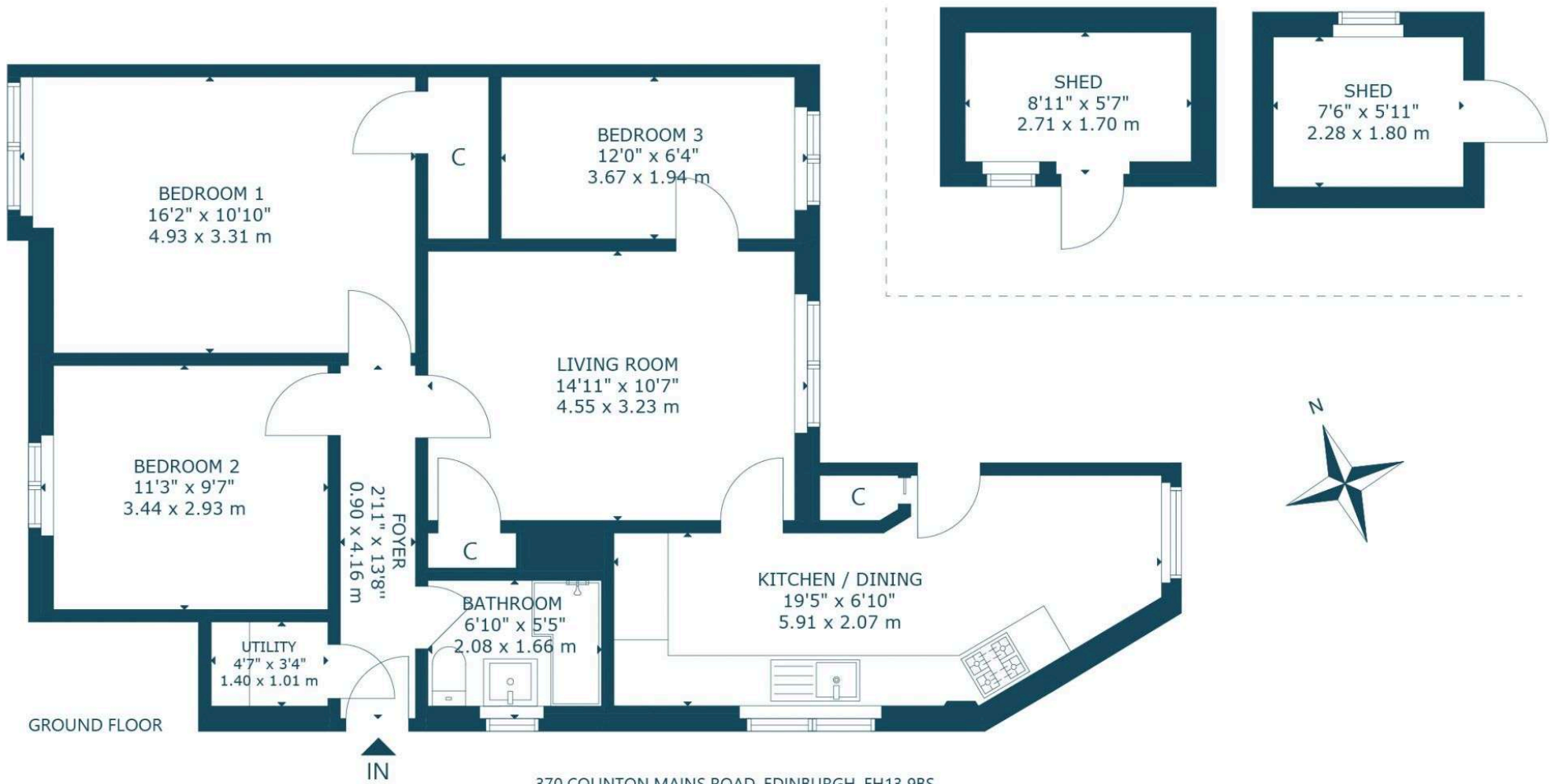
Regular bus services offer swift access to Edinburgh's cultural and commercial districts and the City Bypass, M8 and M9 are easily accessible.

EXTRAS

All light fittings, fitted flooring and integrated appliances are included in the sale price.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 835 SQ FT / 78 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.