



327 Colinton Mains Drive, Edinburgh, EH13 9AZ

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

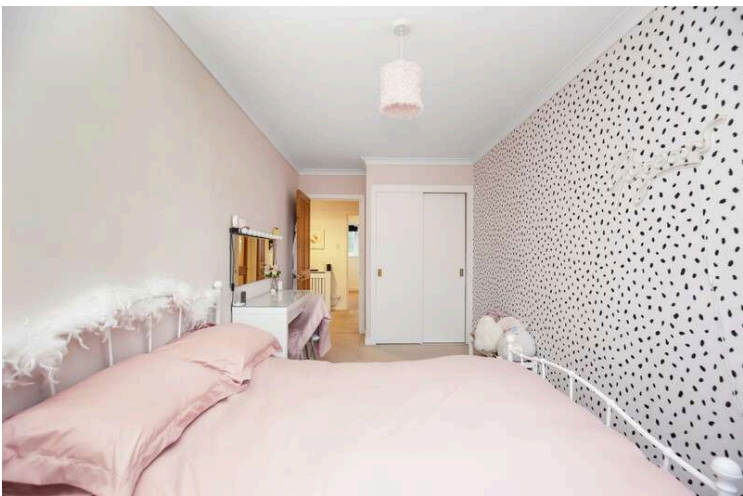




Fabulous first time buy or investment opportunity, this impressive two bedroom main door upper villa offering excellent modern day living with an allocated parking space and shared garden. The property boasts a sunny southern aspect from the living area and is ideally located in a popular residential area of Colinton Mains offering a wide range of amenities, schooling and easy access to all major commuter links. Presented to the market in good order throughout, an early appointment to view is highly recommended. Access is to the rear of the development.

- Main door entrance.
- Staircase leading to internal hallway with hatch to attic storage.
- Front facing living/dining room with open southerly views.
- Fully fitted kitchen equipped with a range of wall and base units along with integrated appliances.
- Double bedroom front facing with built in wardrobes.
- Rear facing double bedroom with built in wardrobes.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing throughout.
- Allocated parking space.
- Well-kept communal gardens.





## Location

With lovely views of the Pentland Hills, the popular suburb of Colinton Mains promises a quiet, leafy setting just six miles south of Edinburgh city centre. The area is well-served by local amenities including convenience stores, a pharmacy, a medical centre and a post office, as well as a Tesco superstore in neighbouring Colinton. Colinton Mains also lies conveniently close to the bustling, cosmopolitan area of Morningside, hosting numerous cafés, independent shops, fashionable eateries and a Waitrose supermarket. The beautiful open space of Colinton Mains Park provides a delightful space for outdoor recreation in the immediate vicinity, whilst the Pentland Hills National Park and Midlothian Snowsports Centre also offer a multitude of exhilarating activities nearby. Excellent local schooling options include Oxbgangs Primary School and Firhill High School, whilst many of the capital's prestigious independent schools are also within easy reach. Colinton Mains not only enjoys excellent public transport services into the city centre, but also allows for swift access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.

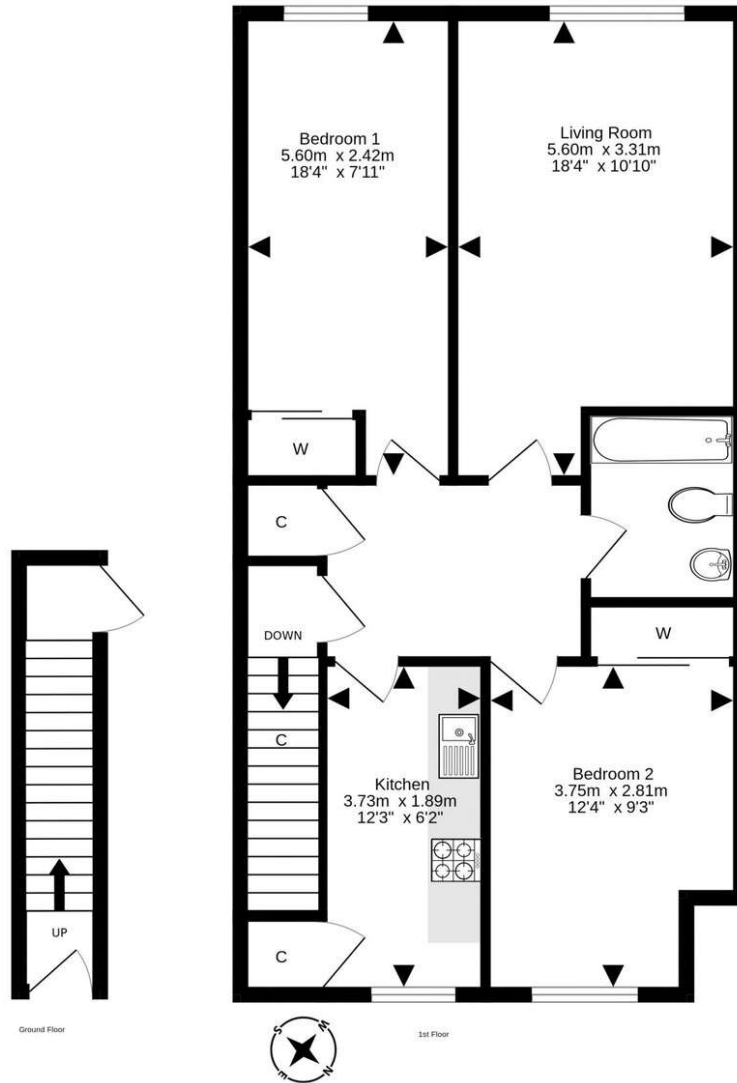
## Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

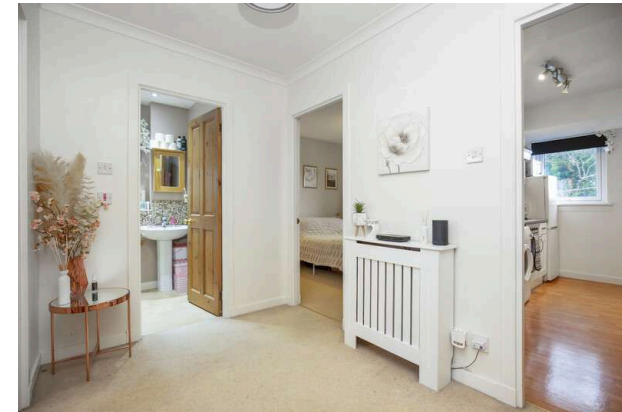
## Price & Viewing

For price and viewing information or further details on this property please contact agent.

## EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2023



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193  
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

