



20a, Bridge Road, Edinburgh, EH13 0LQ

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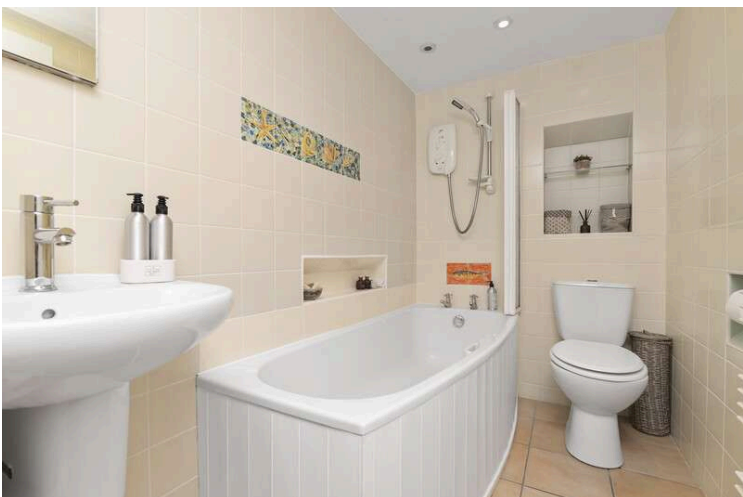




Rarely available, quirky and rather unique McDougall McQueen present to the market this well-proportioned main door two bedroom maisonette apartment set over three floors, further benefitting from a wonderful terrace peacefully overlooking Colinton Dell. The property is ideally located in Colinton Village within the popular Colinton area of Edinburgh lying to the south-west of the City. Presented to the market in immaculate order throughout; an early viewing is recommended.

- Welcoming entrance hallway with a useful understairs cupboard.
- Bright and spacious living/dining room with a useful storage cupboard, sliding patio doors access the sunny terrace.
- Fully fitted kitchen located on the lower level equipped with a good range of wall and base units and integrated appliances.
- Bathroom located on the lower level comprising WC, wash hand basin and bath with shower over.
- Rear facing double bedroom on the upper level, Juliette balcony and storage cupboard.
- Further double bedroom rear facing on the ground level.
- Gas central heating.
- Double glazing.
- Beautifully kept shared garden to the rear looking onto Colinton Dell and the Water of Leith.
- On street parking within the area.





## Location

The highly regarded and sought-after area of Colinton enjoys the rare benefit of a village atmosphere within easy reach of the city centre, lying only five miles southwest of Princes Street. Easy access to the city bypass and the wider motorway network means commuting is easily accessible. As well as offering bistros and bars in the general vicinity, Colinton has an array of shops and services satisfying day-to-day needs, whilst a short drive takes you to major retail destinations such as the Gyle Shopping Centre. There are several major supermarkets within a few minutes' drive. Several local parks, golf courses, the Water of Leith Walkway and of course the Pentland Hills offer an abundance of open space for outdoor recreation, whilst Craiglockhart Sports Centre and Greens Health Club offer a multitude of facilities for the sports minded.

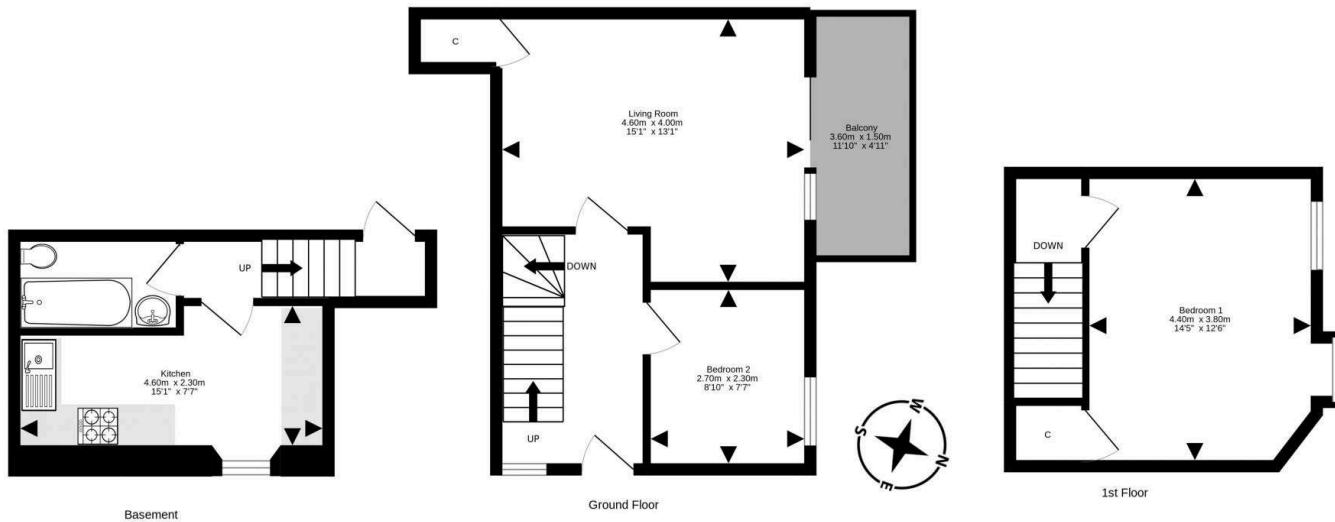
## Extras

The integrated kitchen appliances and blinds are included.

## Price & Viewing

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

EPC Band - D



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.  
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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.

