



180 Colinton Mains Road
Edinburgh, EH13 9BU



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180

Colinton Mains Road

Generously proportioned Double Upper Villa offering flexible family accommodation on a larger than average plot in this popular and mature residential district.

- Stunning 4 bedroomed double upper villa
- Modern well presented interiors
- Ideal for a growing family
- Gas central heating and double glazing
- Spacious rear garden
- Driveway
- Entrance hall
- Lounge
- Kitchen
- 4 bedrooms
- Bathroom
- Shower room

Home Report: £250,000

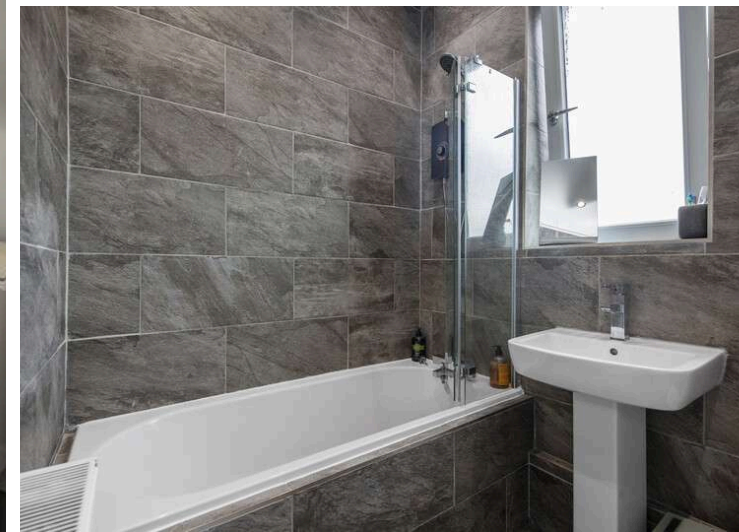
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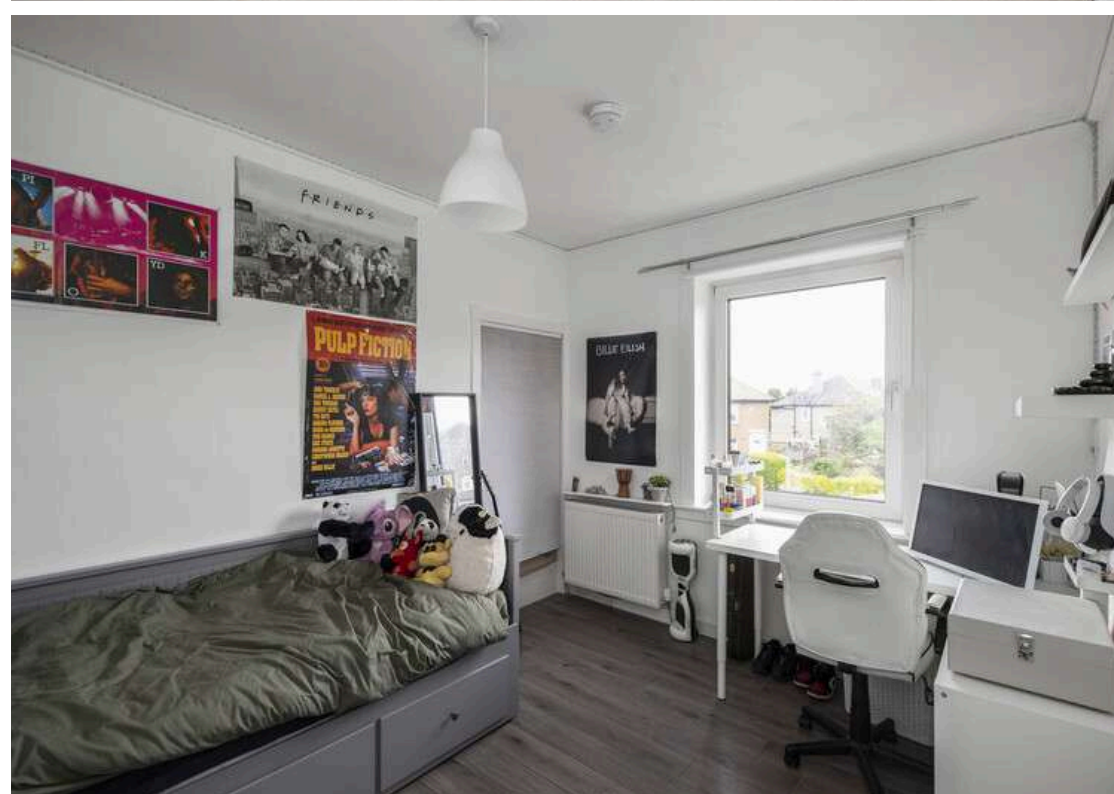
The property has been well maintained and tastefully upgraded by its present owners and comprises entrance stairway, reception hall, spacious lounge/ dining room with wood burning stove, quality fitted kitchen, four bedrooms, bathroom with shower and additional shower room. It also enjoys the benefit of gas central heating, double glazing and a flood of natural light.

There are areas of private garden ground to the side and rear, with the generous rear garden enjoying a sunny south-westerly aspect. A driveway affords off-street parking and there is additional unrestricted on-street parking on Colinton Mains Road itself.

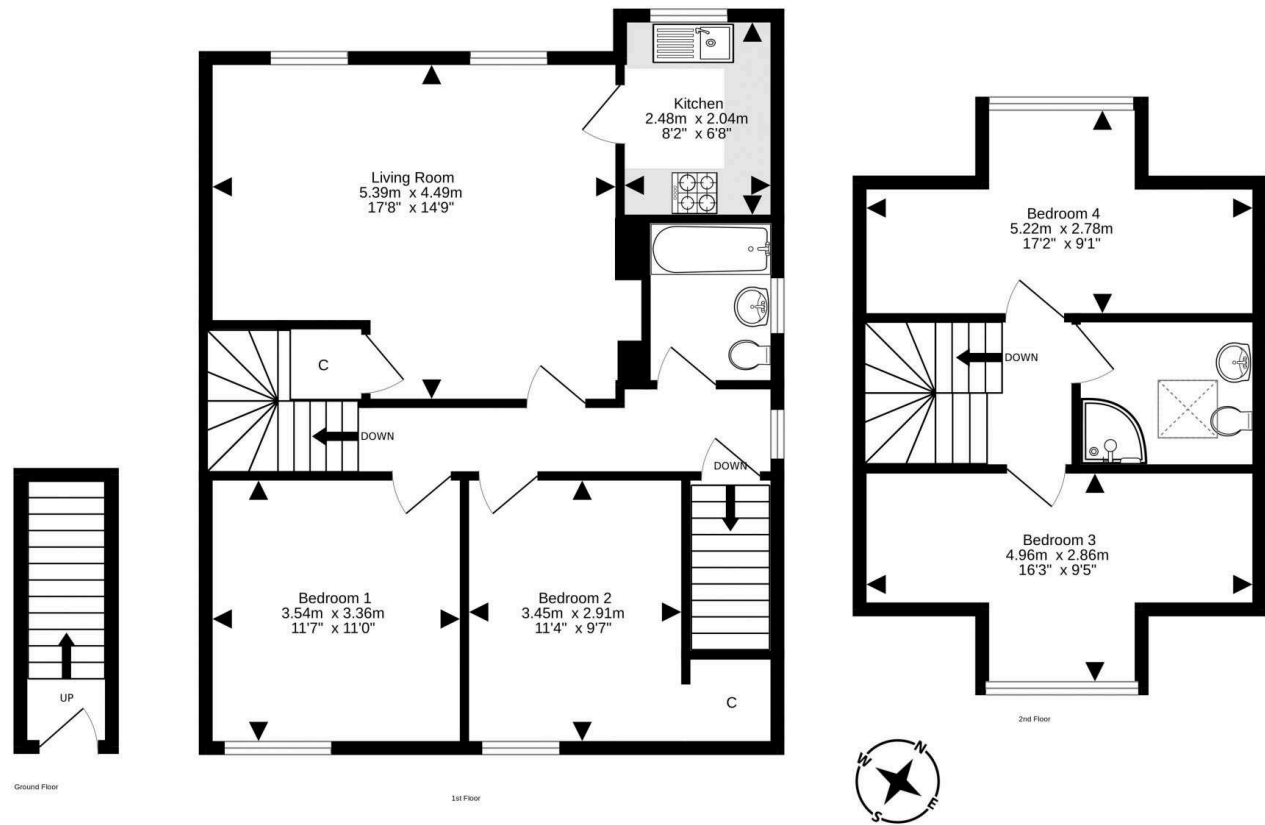
It is anticipated that this home will prove to be of particular interest to the growing family and early viewing is highly recommended to fully appreciate the space and flexibility on offer.

Extras - to include





Offering views of the rugged 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 close by. Excellent local schooling options are available, 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.



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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