



52 Colinton Mains Drive

Colinton Mains, Edinburgh, EH13 9AL

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Situated on an established street in Colinton Mains, this main-door lower villa enjoys two bedrooms, a spacious reception room, a kitchen, and a bathroom, all enhanced by attractive, modern presentation and fresh neutral décor throughout. The villa is accompanied by a private garden and a private driveway. It offers an ideal home for first-time buyers, professionals, couples, young families, downsizers, and rental investors alike.

An entrance vestibule (with a deep built-in storage cupboard) welcomes you into the home and flows through to a hallway. At the end of the hall to the left, you step into a good-sized reception room, offering plenty of space for arrangements of lounge and dining furniture and featuring south-facing French doors opening onto a raised decked terrace in the rear garden – perfect for alfresco dining and entertaining during the warmer months! The kitchen is conveniently connected to the reception room and is fitted with modern wall and base cabinets, worktops, and splashback panels, with integrated appliances comprising an oven, hob, extractor fan, and dishwasher. A freestanding fridge/freezer and washing machine (housed in the vestibule cupboard) are also included.

Features

- Main-door lower villa in Colinton Mains
- Well-presented, modern interiors and neutral décor
- Entrance vestibule (with storage) and hallway
- South-facing living/dining room
- Attractive modern kitchen
- Two spacious double bedrooms
- Bright bathroom with shower-over-bath
- Private rear garden with decked terrace
- Private double front driveway
- Gas central heating system
- Double-glazed windows
- EPC Rating - C





“Main-door lower villa in Colinton
Mains with well-presented, modern
interiors and neutral décor”





The villa's two double bedrooms continue the attractive presentation of the preceding accommodation with neutral décor and fitted carpets for optimum comfort underfoot. Both sleeping areas offer plenty of space for freestanding furniture. A bathroom completes the accommodation and comprises a bath with an overhead shower and a glazed screen, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the villa boasts its own private south-facing garden with a raised decked terrace and a spacious lawn. Off-street parking is provided by a private double front driveway.

Extras: All fitted floor covering, window coverings, light fittings, integrated kitchen appliances, a freestanding fridge/freezer, and a freestanding washing machine will be included in the sale. The wardrobe and sofa can also be included if desired. NB: The property has recently been painted and the carpets have been professionally cleaned.

Area

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.



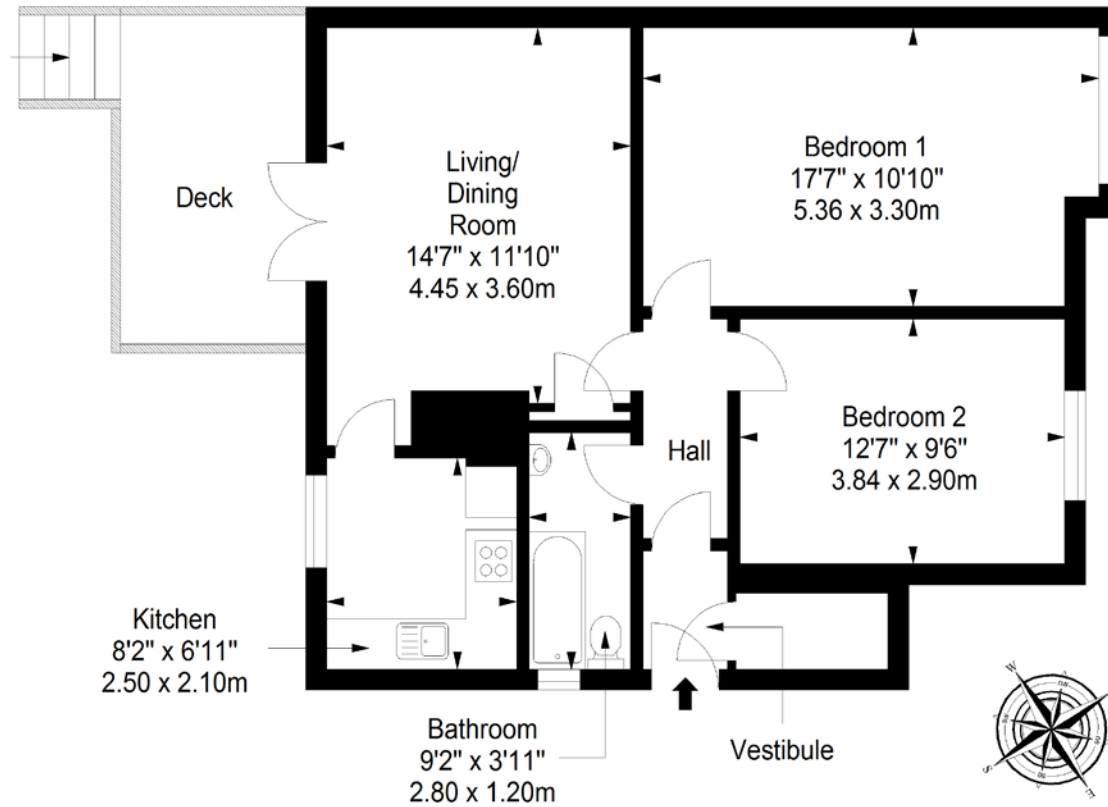




Floorplan

Ground Floor

Approx. 64.7 sq. metres (696.4 sq. feet)



Total area: approx. 64.7 sq. metres (696.4 sq. feet)

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