

**49B/7 Spylaw Street
Edinburgh EH13 0JT**

Offers Over £365,000

- Large living room
- Kitchen/dining room
- Kitchen fitted with a range of floor and wall units, induction hob and electric oven and white goods included in sale
- Two double bedrooms with master featuring fitted wardrobes and en-suite
- Shower room fitted with two-piece suite
- Gas central heating and double glazing
- Undercroft allocated parking space
- Communal gardens

Council Tax Band: F

Tenure: Freehold

Annual Service Charge: £2324

Shared Ownership: N



1



2



2



EPC C



Upper Flat

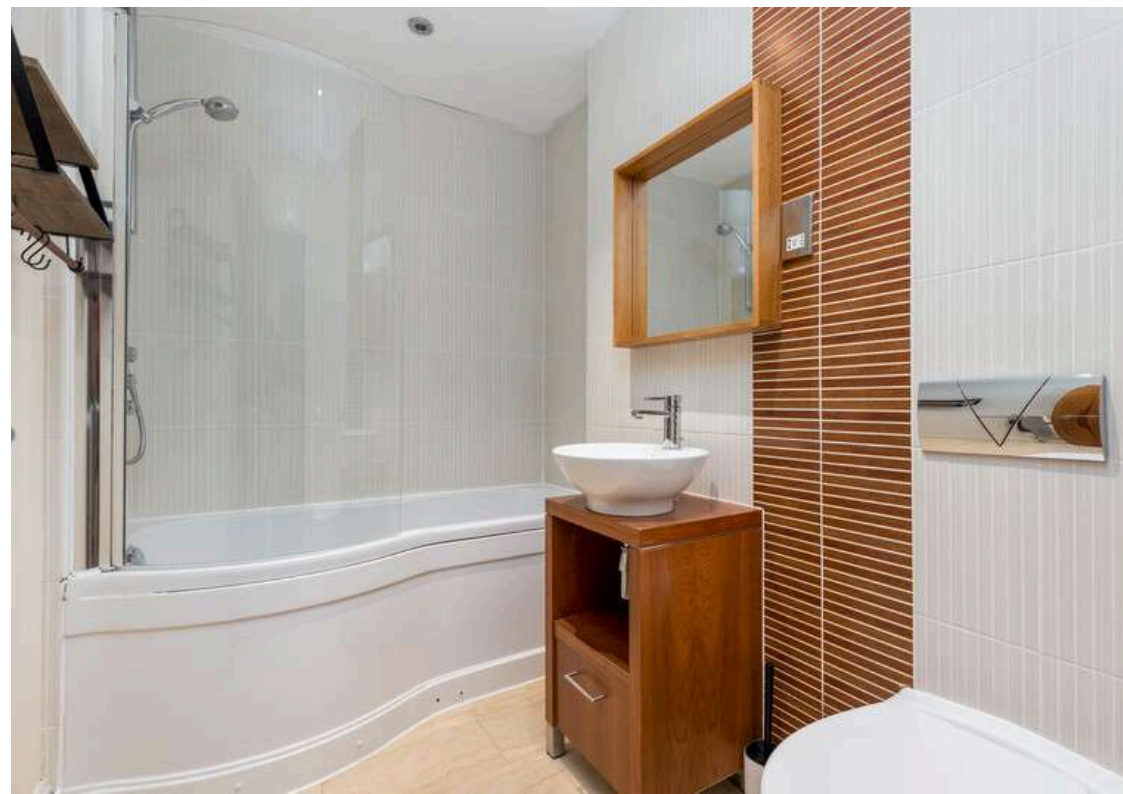
Blair Cadell is delighted to present this superb penthouse flat located in the highly sought-after area of Colinton. Boasting two double bedrooms and generous living space, this property is ideal for a range of purchasers. Viewings are highly recommended.

The accommodation features a spacious living room perfect for relaxing with friends and family, which seamlessly flows into the kitchen/dining area, making it ideal for hosting. The kitchen is well-appointed with a range of floor and wall-mounted units, an induction hob, an electric oven, and included white goods. Both double bedrooms are spacious, with the master bedroom offering built-in wardrobes and an en-suite bathroom complete with a three-piece suite and a mains shower over the bath. Additionally, there is a shower room fitted with a two-piece suite and a walk-in mains shower. The property offers ample storage space with several hallway cupboards. It benefits from gas central heating and double glazing throughout for maximum efficiency. An allocated parking space in the undercroft parking and well-maintained communal gardens add to the appeal. *No warranties given for systems or appliances*

Colinton is located less than four miles southwest of the city center, offering a charming blend of village life and nearby city attractions. The area boasts a wide variety of independent retailers and specialty shops, along with essential amenities such as a Co-op, pharmacy, GP practice, post office, restaurants, pubs, and major supermarkets. Morningside and Bruntsfield are within easy reach, offering additional shops, a cinema, theaters, and a selection of eateries for evening entertainment. The area is surrounded by beautiful country park walks and the Pentland Hills. It is served by excellent schools, including Bonaly Primary School, Firrhill High School, and Merchiston Castle School, with other independent schools a short drive away. Regular public transport links and proximity to the City Bypass and motorway networks make commuting easy.

Viewing by appointment on 0131 337 1800

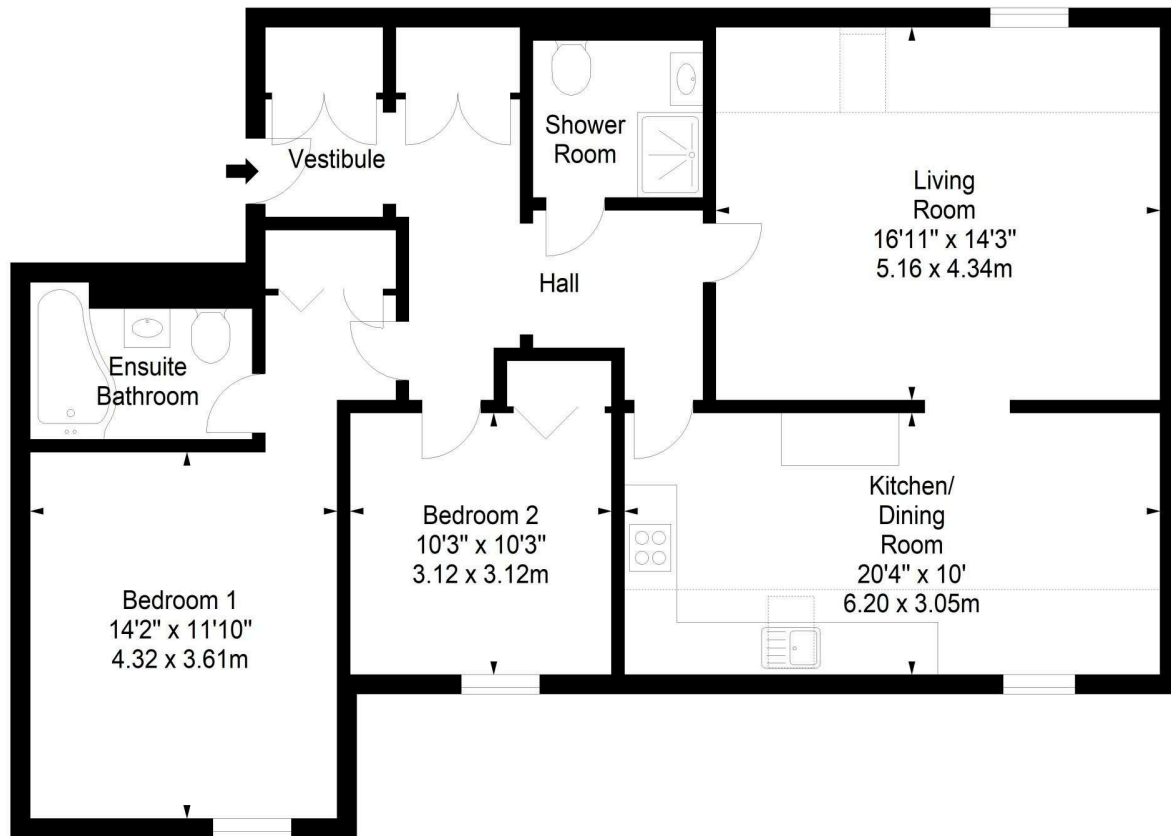




Spylaw Street,
Edinburgh,
Midlothian, EH13 0JT



Approx. Gross Internal Area
1047 Sq Ft - 97.27 Sq M
For identification only. Not to scale.
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Third Floor



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