



12 Spylaw Street
COLINTON | EDINBURGH | EH13 0JS



MURRAY
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12 Spylaw Street is a charming, end terrace cottage quietly located within a street of similar properties in Colinton. The property benefits from great storage, neutral décor and a large private garden to the rear.

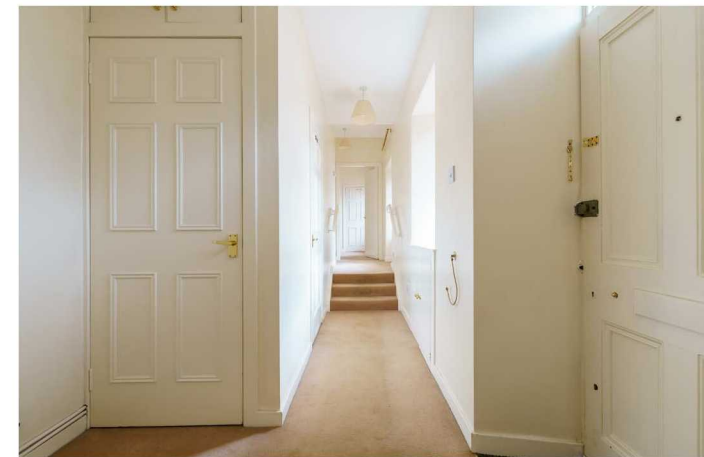
Welcoming hall with 3 storage cupboards; generous living room / dining room with a twin aspect, fireplace and real flame gas fire; kitchen fitted with a range of wall mounted and floor standing units and integrated appliances; double bedroom with built-in wardrobe; bathroom with white four-piece suite comprising WC, wash hand basin, bath and separate shower cubicle.

Large south-facing private garden laid to lawn with mature borders and privet hedge.

Unrestricted parking on the surrounding streets.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". Integrated appliances include the oven, gas hob, washing machine, fridge freezer and dishwasher, and all are included in the price.

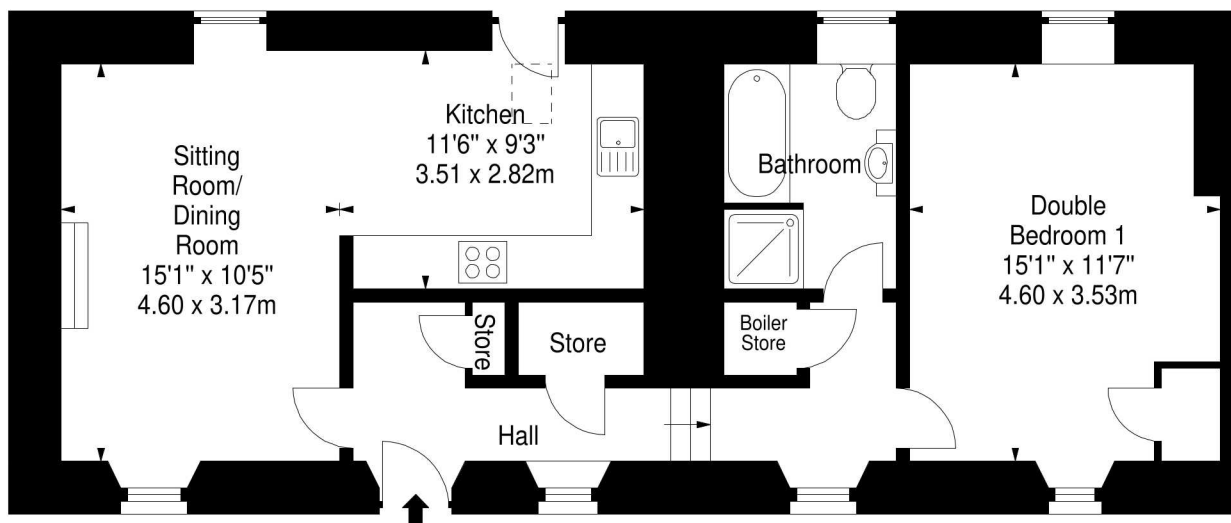




**Spylaw Street,
Edinburgh, EH13 0JS**



Approx. Gross Internal Area
681 Sq Ft - 63.26 Sq M
For identification only. Not to scale.
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Ground Floor

Location

The property lies within the district of Colinton, a picturesque village dating back to the 11th century and featuring numerous boutique shops, bars and restaurants. Morrisons and Tesco supermarkets are approximately a mile or so away, with further amenities available at The Gyle and Straiton retail parks. Leisure facilities are well provided for by way of public parks, the Water of Leith walkway through Colinton Dell, Hillend Ski Centre, The Pentlands Regional Park and numerous golf courses both within and outside the city limits. There is a regular bus service to the city centre from Bridge Road and the city bypass is a short drive away, providing an easy link to Edinburgh Airport and the wider motorway network of central Scotland.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.