



Location

This four bedroomed house is situated in the picturesque conservation village of Colinton, just South West of the City Centre.

The charming village offers an array of local services including a Co-op, health centre and pharmacy, speciality shops, a library, pubs and restaurants. There are a number of larger supermarkets in the nearby area and several retail outlets within a short drive.

The area is perfect for outdoor enthusiasts with the spectacular Pentland Hills regional park and Bonaly Country Park are close by. Leisurely walks or cycles can be enjoyed in the tranquil Water of Leith walkway or the meandering paths through Colinton Dell. Leisure facilities are in abundance and include tennis and bowling clubs in the village itself, a tennis and sports centre at Craiglockhart, and several golf clubs.

The property is well located for access to Heriot-Watt and Napier Universities and schooling is well catered for from nursery to senior level in both the public and private sectors. The property is in the catchment of the reputable Bonaly Primary School and many of the capitals finest private schools are readily accessible.

Edinburgh City Bypass is close by for access to the motorway network and there are several bus services from Colinton to the city centre and surrounding areas.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Ground floor

- Entrance hallway
- Lounge with bay window to the front
- Dining room
- Kitchen/breakfast room with built in hob and oven: these items are believed to be in good working order though their condition is not warranted
- Utility room with washing machine and fridge: these items are believed to be in good working order though their condition is not warranted
- Shower room with shower, wash basin and WC

First floor

- Large double master bedroom with dual aspect windows
- Double bedroom
- Two further bedrooms
- Split landing with glass skylight
- Family bathroom with shower over bath, wash basin and WC

Extras

- Gas central heating
- Private garden to front and side
- Driveway and garage



Home Report

Please visit: www.allingham.co.uk or www.espc.com

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

