

COULTERS<sup>©</sup>

# 8 CAPELAW ROAD

COLINTON, EDINBURGH, EH13 0HG

 4 BED  4 BATH  3 PUBLIC



## TAKE A LOOK INSIDE

A highly impressive detached bungalow in sought after Colinton, one of Edinburgh's prime residential locations. This exceptional four bedroomed home set over two floors has been expertly extended and upgraded to offer spacious and flexible accommodation perfectly suited to modern family living.

The heart of the home is the outstanding open plan kitchen and family room. The kitchen has shaker style units, enviable island/breakfast bar with pendant lighting, pantry, integrated appliances and Cannon range. Bi-folding doors make for excellent indoor outdoor living and provide direct access to the deck, ideal for entertaining and summer BBQs. A large utility room with matching units flows off the kitchen and offers a second entrance to the home.

## KEY FEATURES



Substantial detached bungalow



Delightful wraparound private gardens



Short walk to shops, restaurants and pubs



Four bedrooms all with en suites



Two driveways plus detached garage



Close to wonderful walks and outdoor pursuits



The formal dining area conveniently adjoins the kitchen/family room and can be closed off or accessed seamlessly through fully openable triple doors. The main sitting room which has a focal white gas stove, looks out to the garden and is beautifully bright thanks to the three floor to ceiling doors which have been fitted.

Cleverly designed for future proofing, the luxurious principal bedroom is positioned on ground level. It has extremely generous built-in wardrobes, a dressing area, stylish en suite with twin sinks and French doors out to the garden.





## MORE INFORMATION

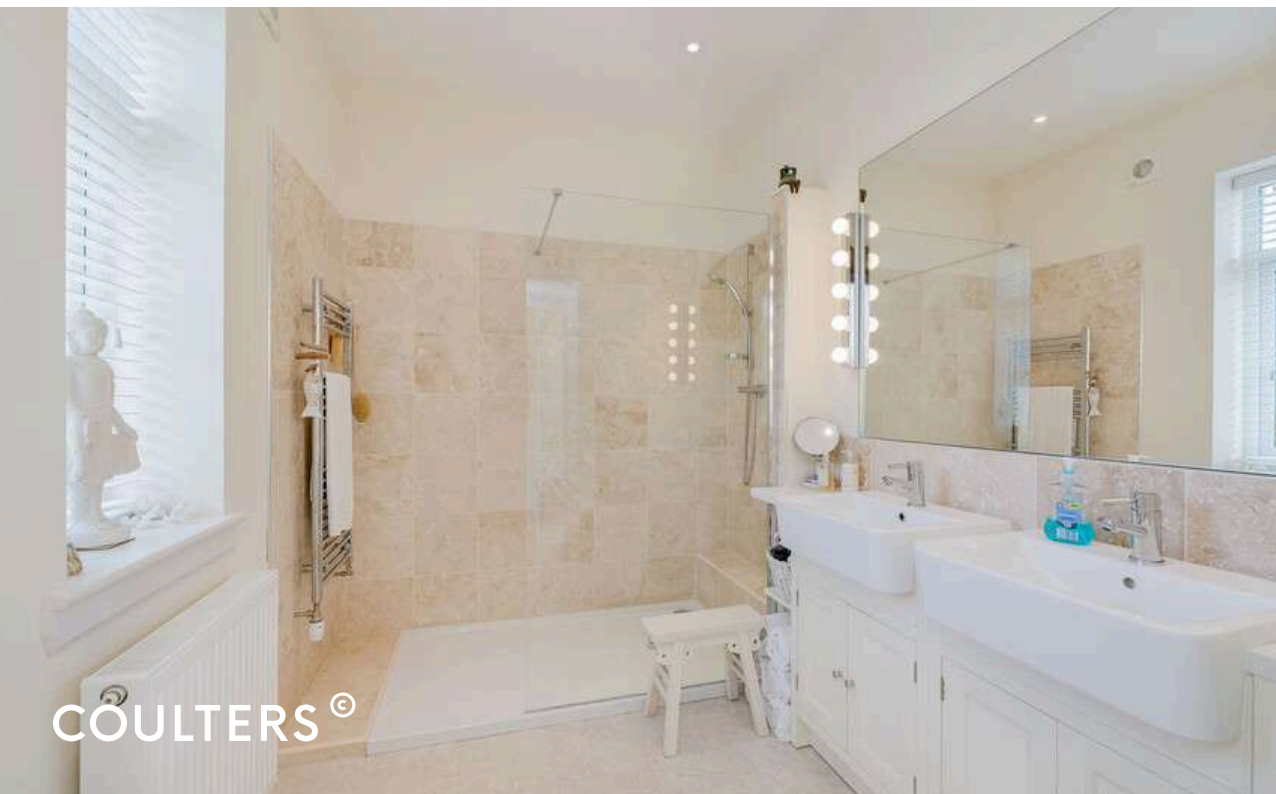
A further double bedroom on the ground floor with access to a Jack and Jill shower room, is currently being used as an art studio. An additional WC is located off the main hall.

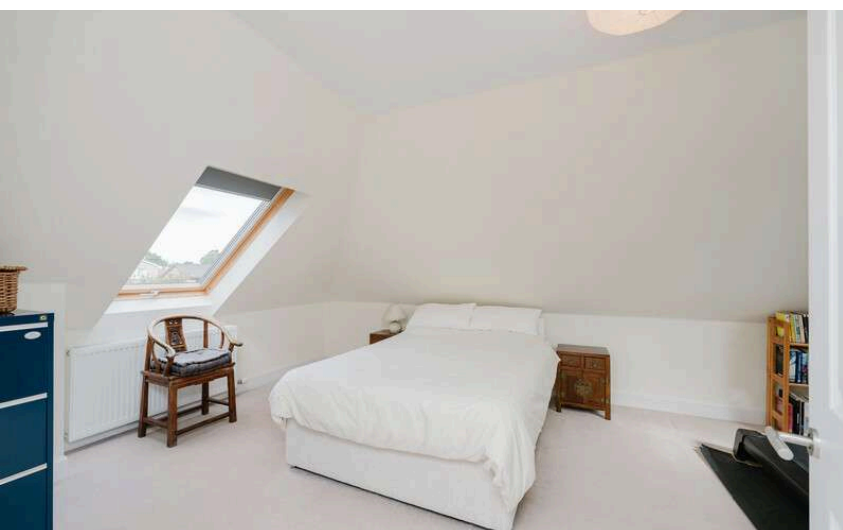
Upstairs, either side of the landing are two additional spacious double bedrooms each benefitting from an en suite and bedroom 2 having extensive eaves storage.

Heating and hot water are provided by a modern gas central heating system and double glazing is fitted throughout. All roof spaces were insulated in 2013/2014, making this a particularly warm home.

The property sits within a glorious garden that wraps around the property. It features well-kept lawns, decked seating area with electric awning (above bi-fold doors), pond, vegetable patch and mature borders. Two large garden sheds also form part of the sale.

Extensive off road parking is provided via two separate driveways either side of the property. A modern detached garage (built 2016) with manual up and over door is spacious enough to fit both a car and workshop/storage space.









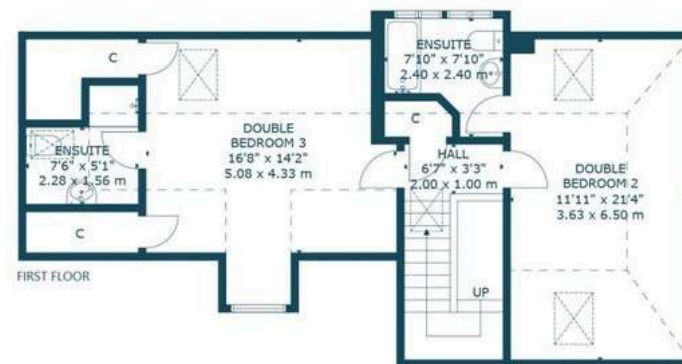
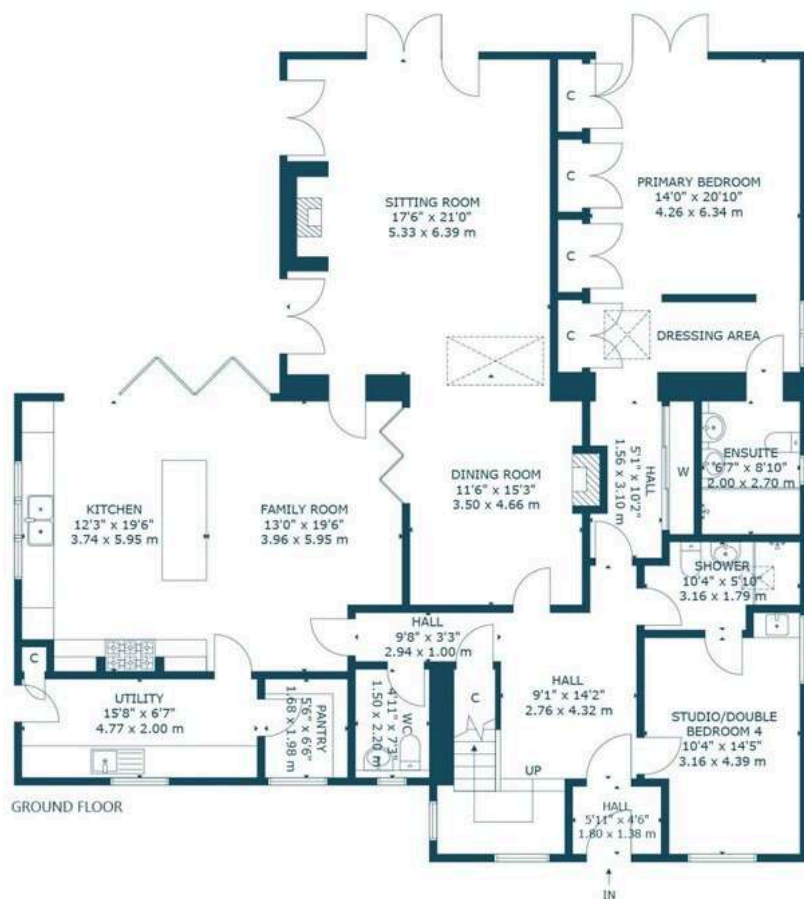
## THE LOCAL AREA

Colinton is a highly desirable and picturesque residential area located in the south-west of Edinburgh, nestled at the foot of the Pentland Hills. It is perfect for those seeking a peaceful, suburban lifestyle whilst still living within easy reach of the city. The high street offers a range of amenities, including independent shops, post office, pharmacy, a small supermarket, cafes, restaurants and several popular pubs. The area is characterised by wide, tree lined streets lined by traditional houses and bungalows. The Pentland Hills and Water of Leith are both on the doorstep making it an ideal location to enjoy outdoor activities such as cycling, walking, and running. There is also a popular local tennis club and an excellent selection of golf courses in the surrounding area. Colinton has a friendly and close-knit community, with a mix of young families, working professionals and retirees. The property sits in the catchment for highly regarded Bonaly Primary School and Firrhill High School. Private schools can easily be reached by car or via the regular bus services that are available. The City Bypass can be reached in just five minutes which provides a quick connection to the M8 and M9 and Edinburgh Airport.



## EXTRAS

Blinds, curtains, light fittings, fitted flooring, integrated kitchen appliances and Cannon range are included in the sale price. The wall mounted TVs, mirrors and wooden wall hangings are NOT included in the sale.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2,910 SQ FT / 271 SQ M  
GARAGE 247 SQ FT / 23 SQ M, STORAGE 66 SQ FT / 6 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.