

# ALLINGHAM&CO

traditional values | modern practice

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Flat 1, 49A Spylaw Street, Edinburgh, EH13 0JT  
1 RECEPTION | 2 BEDROOMS | 2 BATHROOMS | EPC: C

## Location

This delightful ground-floor flat is situated in the heart of the picturesque conservation village of Colinton, just southwest of the City Centre.

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

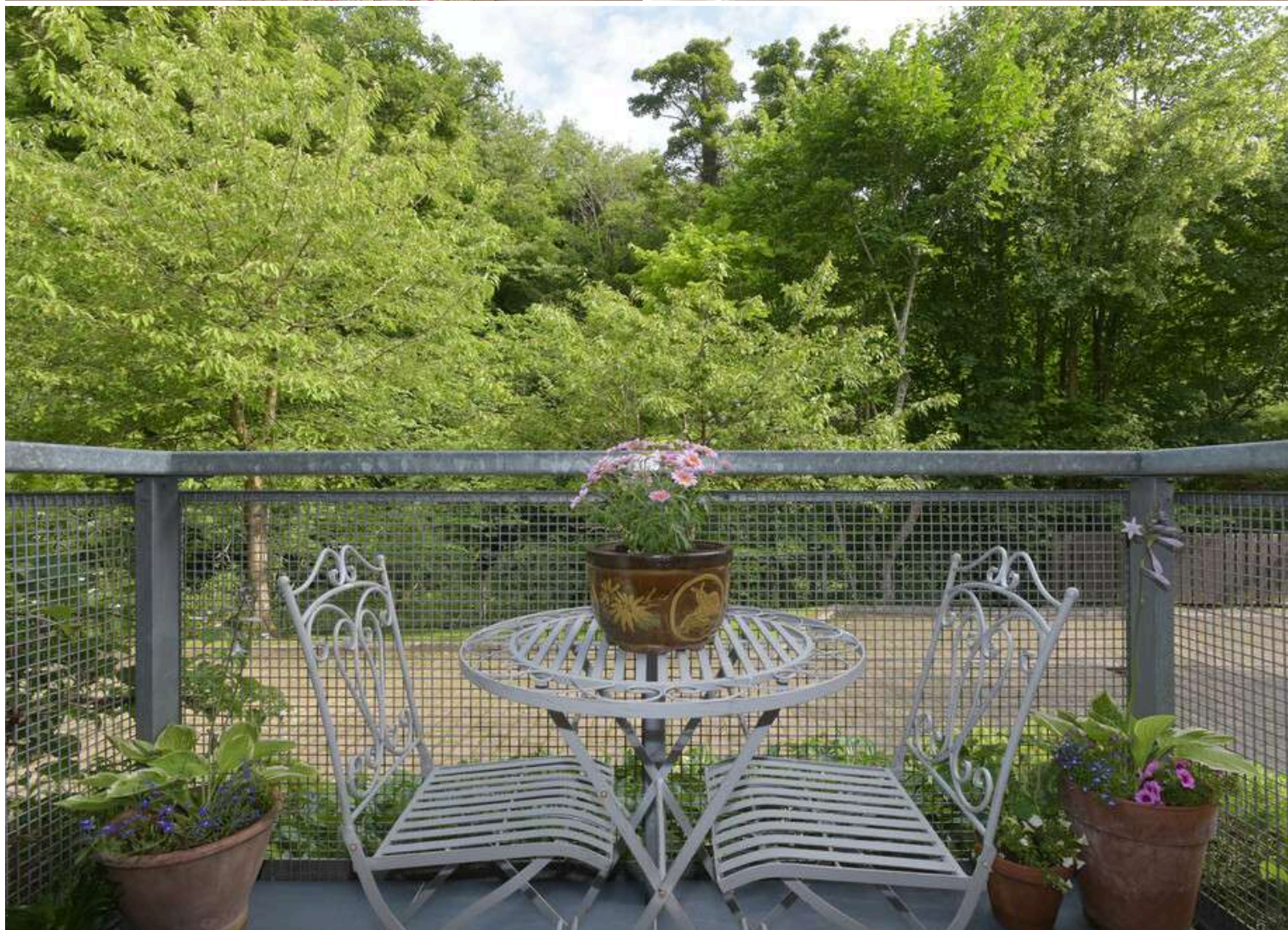
The area is perfect for outdoor enthusiasts with the Pentland Hills Regional Park and Bonaly Country Park close by. Leisurely walks or cycles can be enjoyed in the tranquil Water of Leith walkway or through Colinton Dell. Leisure facilities are abundant and include tennis and bowling clubs in the village, 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 capital's 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](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





## Accommodation and features

Stylish, immaculately presented ground-floor flat

Two well-proportioned bedrooms, both with built in wardrobes and one with an en suite

En suite with shower over bath, wash basin and WC

Shower room with shower, wash basin and WC

Spacious living room with access to private balcony

Kitchen with dining area

Large windows throughout the property affording lots of natural light

Communal garden

Allocated parking space within communal garage

Ample additional storage space with both private and communal store cupboards

Gas central heating

Convenient and picturesque location within the Colinton Conservation Area

Factor fee is £588.99 per quarter

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)



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## ALLINGHAM & CO OFFICES

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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

