



32a, Hailes Grove

Colinton, Edinburgh EH13 0NE

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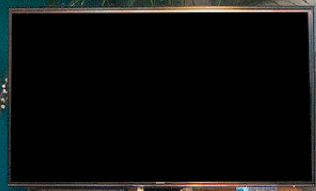
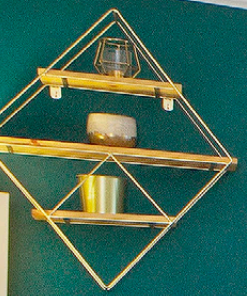


Situated in the highly desirable residential area of Colinton, this immaculately presented four-bedroom double-upper home enjoys stylish, contemporary interiors and spacious, flexible accommodation. The home further benefits from excellent storage throughout, two bathrooms, a private outdoor seating area, plus a private balcony enjoying lovely leafy views. Nestled behind lush greenery, a gated path leads to the front door, from which stairs lead to a central hall. From the hall, you access a generous balconied living room arranged around a focal multi-fuel stove. The room enjoys ample natural light from a sizable box bay window. Also accessed from the hall is the double-aspect dining kitchen. The kitchen comes with attractive wall and base units, solid, high-quality worktops and modern appliances.



Features

- Impressive double upper flat
- Highly sought-after location in Colinton
- Shared entrance and stairwell
- Bold, modern interiors throughout
- Inviting hall with storage
- Balconied living room with fireplace
- Stylish dining kitchen
- Main bedroom with en-suite
- Two more double bedrooms
- Versatile fourth bedroom/home office
- Family bathroom with shower-overhead
- Well-kept rear garden
- Spacious, sun-facing workshop
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C





“Balconied living room with fireplace,
a stylish dining kitchen, a main bedroom with
en-suite and three more bedrooms”





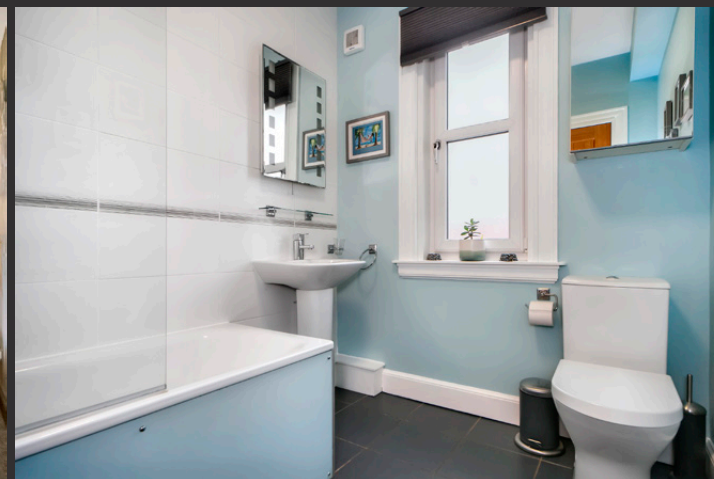


Next are the four bedrooms: moving upstairs, you will find a large principal suite complete with a carpeted double bedroom, fitted wardrobe space, and a four-piece en-suite bathroom. The three remaining double bedrooms also come with storage space, with two of the bedrooms enjoying a westerly aspect. Serving the bedrooms is a quality modern bathroom with a shower over the bath. This city home also comes with gas central heating via a new boiler (installed in 2023) and double-glazed windows throughout. Externally, it benefits from a new roof (2020) and an enclosed rear garden with a spacious wooden deck with seating space - ideal for entertaining. Parking is on-street and conveniently unrestricted.

Extras: all fitted floor and window coverings, the multi-fuel stove, light fittings and integrated integrated appliances to be included in the sale. Freestanding kitchen appliances are available by separate negotiation.

Colinton, Edinburgh

Situated just over four miles southwest of the city centre, the exclusive residential suburb of Colinton is renowned for its quaint village ambience and tranquil setting on the banks of the picturesque Water of Leith. The historic village, which has been lovingly preserved over the years, is characterised by its romantic country lanes and stunning period architecture. Colinton Village is home to a raft of independent retailers and local businesses, including restaurants, pubs and a post office. In addition to supermarkets nearby, the bustling high streets of neighbouring Morningside and Bruntsfield also offer excellent local amenities. Colinton is cherished for its close proximity to nature: the enchanting woodland of Colinton Dell provides a natural habitat for diverse animals and plant-life and hosts several sites of historical interest, while the majestic Pentland Hills are just a short drive away. Colinton is served by an excellent range of schools and the area is also extremely well placed for some of the capital's finest independent schools, namely Merchiston Castle School, which is located just outside the village. Thanks to its location southwest of the city centre, Colinton enjoys convenient links to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks. Excellent public transport services and extensive cycle paths also provide swift and easy access to the city centre.





Floorplan



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