



10a Hailes Grove  
Colinton, Edinburgh, EH13 0NE

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Situated on the first and second floors, this four-bedroom double-upper flat is a bright and spacious residence that is beautifully decorated throughout. This charming home also features a new dining kitchen and two bathrooms; plus, it has a private balcony and a family-friendly rear garden. Set on a quiet cul-de-sac, it also has a desirable location in leafy Colinton.

Reached via a secure shared entrance and stairwell, the flat's front door opens into a hall, defined by classic blue décor. It is a lovely introduction which continues into the living room. Here, olive-toned décor is complemented by neutral highlights, divided by a picture rail. It is an elegant and modern take on a traditional style, which creates a beautiful and inviting aesthetic. A handsome open fireplace frames the room, whilst southerly-facing windows ensure a light-filled ambience throughout the day. In addition, a glazed door extends out onto a private, sheltered balcony with a southeast-facing aspect. Next to the living area, the new dining kitchen has an ultra-modern design, pairing on-trend handle-less cabinets with marble-inspired worktops. It is an eye-catching look that is further enhanced by a fitted breakfast bar and floorspace for a table and chairs. An induction hob with built-in extractor comes integrated, along with an oven, a microwave combi oven, a dishwasher, and a washing machine. A freestanding American-style fridge/freezer is also included, whilst plumbing for a tumble dryer is quietly located in a utility cupboard off the hall. Meanwhile, the four bedrooms are divided equally between the first and second floors, each room enjoying attractive modern styling. The elegant principal suite, which is a large double, also features built-in wardrobes stretching from wall to wall, as well as a contemporary en-suite shower room finished with stylish tile work. Bedrooms two and three are also doubles, whilst the fourth bedroom has versatile proportions, providing homeowners with additional flexibility.



## Features

- Bright and spacious double-upper flat
- Situated on the first and second floor
- Desirable location in leafy Colinton
- Secure shared entrance and stairwell
- Welcoming hall with a utility cupboard
- Living room with an open fireplace
- Private balcony with southeast-facing aspect
- New ultra-modern dining kitchen
- Three spacious double bedrooms
- One versatile bedroom
- Contemporary en-suite shower room
- Family bathroom with overhead shower
- Private rear garden that is well kept
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C





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“Living room with an open fireplace,  
new ultra-modern dining kitchen,  
and three spacious double bedrooms.”







Conveniently on the first floor, the family bathroom completes the accommodation, offering a towel radiator, a white three-piece suite, and an overhead shower. Gas central heating and double glazing ensure year-round comfort.

Outside, the home benefits from a private rear garden, which is fully enclosed and well maintained. It has neat lawns, patio areas, and a shed for storage. Unrestricted on-street parking is also available.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a fridge/freezer to be included in the sale.

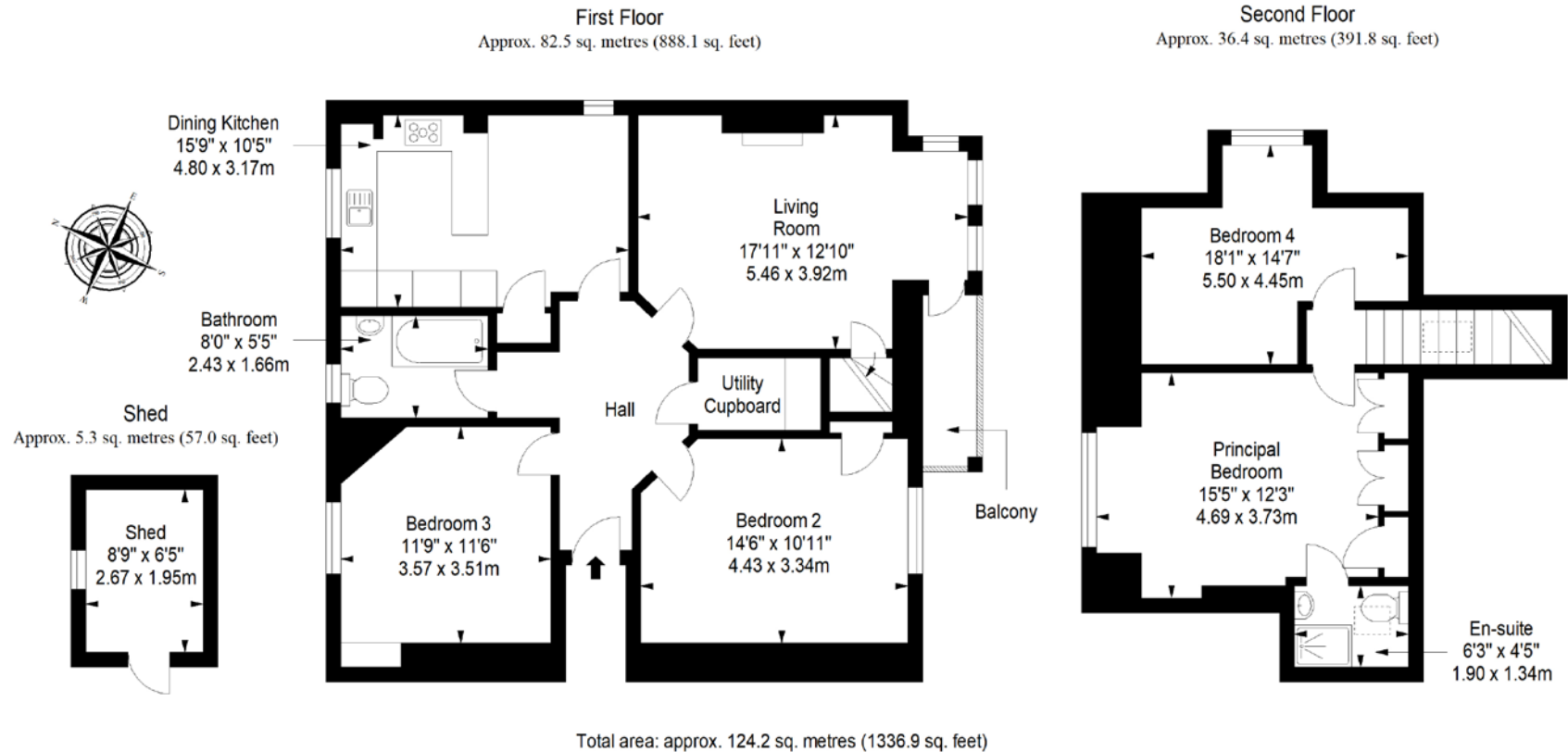
## Colinton, Edinburgh

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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