










Offers Over  
**£135,000**

## 32/5 Firrhill Drive

Colinton Mains | Edinburgh | EH13 9ET

Neilsons are delighted to present to market this spacious and bright top floor two bedroom flat. Quietly situated within the popular residential district of Colinton Mains close to good local amenities and transport links, the property would make an ideal purchase for first time buyers, young professionals or buy-to-let investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Communal Gardens
-  EPC Rating – E
-  Council Tax Band - B



## Description

Internally, the accommodation briefly comprises of; welcoming entrance hallway with useful storage provisions, generously proportioned south facing lounge/dining room with space for both lounge and dining furniture, fully-fitted kitchen with a range of integrated and freestanding white goods as well tiling in splash areas, two good sized double bedrooms, one with a lovely and leafy rear outlook while both offer ample room for freestanding furniture and different configurations, and a tiled bathroom suite with an over-bath shower.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

There is a shared rear garden and communal drying green. There is more than adequate on-street free parking to accommodate residents and visitors alike.

## Viewing

Please contact Neilsons on 0131 625 2222.







## Location

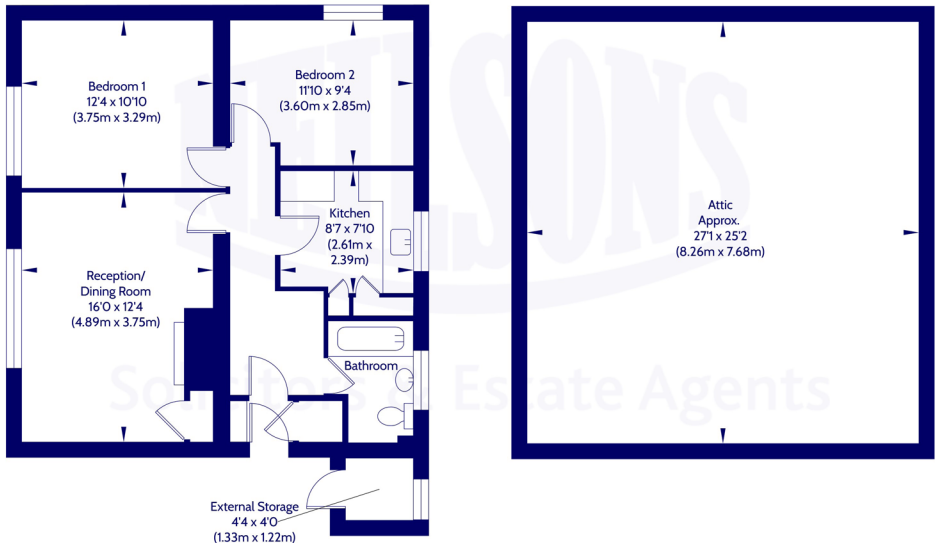
Colinton Mains is a sought-after residential suburb located southwest of Edinburgh's city centre. The area offers a variety of local amenities, including convenience stores, a pharmacy, and a post office. A Tesco superstore is nearby in Colinton, while the vibrant Morningside area provides additional shopping options, such as a Waitrose and Marks & Spencer food hall, as well as a diverse selection of restaurants, bars, cafés, a cinema, a theatre, and numerous boutique shops. Families will appreciate the availability of pre-school, primary, and secondary education in the vicinity. Outdoor enthusiasts can enjoy excellent leisure opportunities, with the Braid, Pentland, and Blackford hills offering picturesque walking trails, a snowsports centre, and several public and private golf courses. Colinton Mains Park also provides a charming outdoor space, complete with designated play areas for toddlers and teenagers. The city centre is easily accessible via regular bus services from Oxcgangs Road (Braidburn Valley stop), while the Edinburgh Bypass connects to Scotland's motorway network and Edinburgh International Airport.





Approx. Gross Internal Floor Area 63.83 Sq M / 687 Sq Ft.

## Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

