

**20 Hailes Avenue  
Edinburgh EH13 0NA**

**Offers Over £380,000**

- Bay window sitting room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included
- Large dining room
- Three double bedrooms
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Beautifully maintained private south facing gardens to rear and private front garden
- Off-street parking via driveway

**Council Tax Band: F**  
**Tenure: Freehold**  
**Shared Ownership: No**





## Double Upper Flat

Blair Cadell are delighted to present this outstanding double upper flat in the highly desirable Colinton area of Edinburgh. Boasting stunning gardens to the rear and side, this charming property offers a unique blend of style, comfort, and flexibility, making it a must-see.

The accommodation features a bright and spacious bay-windowed sitting room which is an inviting space perfect for relaxing or entertaining but could also be used as a fourth bedroom. The well-appointed kitchen is fitted with a range of wall and floor-mounted units, an electric hob, oven and white goods included. Leading from the kitchen, the large dining room doubles as a versatile second living area, offering exceptional flexibility for family living. The property comprises three generously sized double bedrooms, all including fitted wardrobes and access to a balcony with superb views over Edinburgh and one with a useful box room off it for additional storage space. The family bathroom is tastefully finished with a three-piece suite and a mains-powered shower over the bath. The hallway benefits from a storage cupboard, ensuring ample space for all your needs. Modern comforts include gas central heating and double glazing throughout for optimal energy efficiency. Externally, the meticulously maintained south facing back garden features mature flowerbeds and a patio area, ideal for hosting barbecues or simply enjoying the outdoors and a useful garden shed. Additional benefits include off-street parking via a private driveway and free on-street parking for visitors. Property has had a new roof installed in 2021.

Situated on Hailes Avenue, a peaceful cul-de-sac within an established residential enclave, the property enjoys a prime location. Colinton offers a wealth of amenities, including independent retailers, a Co-op, pharmacy, GP practice, post office, restaurants, and pubs, with larger supermarkets nearby. The vibrant areas of Morningside and Bruntsfield are within easy reach, providing a wider array of shops, a Waitrose, cinema, theatres, and an excellent selection of eateries. Nature lovers will appreciate the proximity to country park walks and the Pentland Hills, while families benefit from an excellent choice of schools, including Juniper Green Primary, Currie High, Firhill, and Merchiston Castle School, as well as other prestigious independent schools just a short drive away. Commuters will value the convenience of regular public transport links, with a bus stop to the city centre just a minute's walk away. The City Bypass and motorway networks are also easily accessible.

**Viewing by appointment on 0131 337 1800**





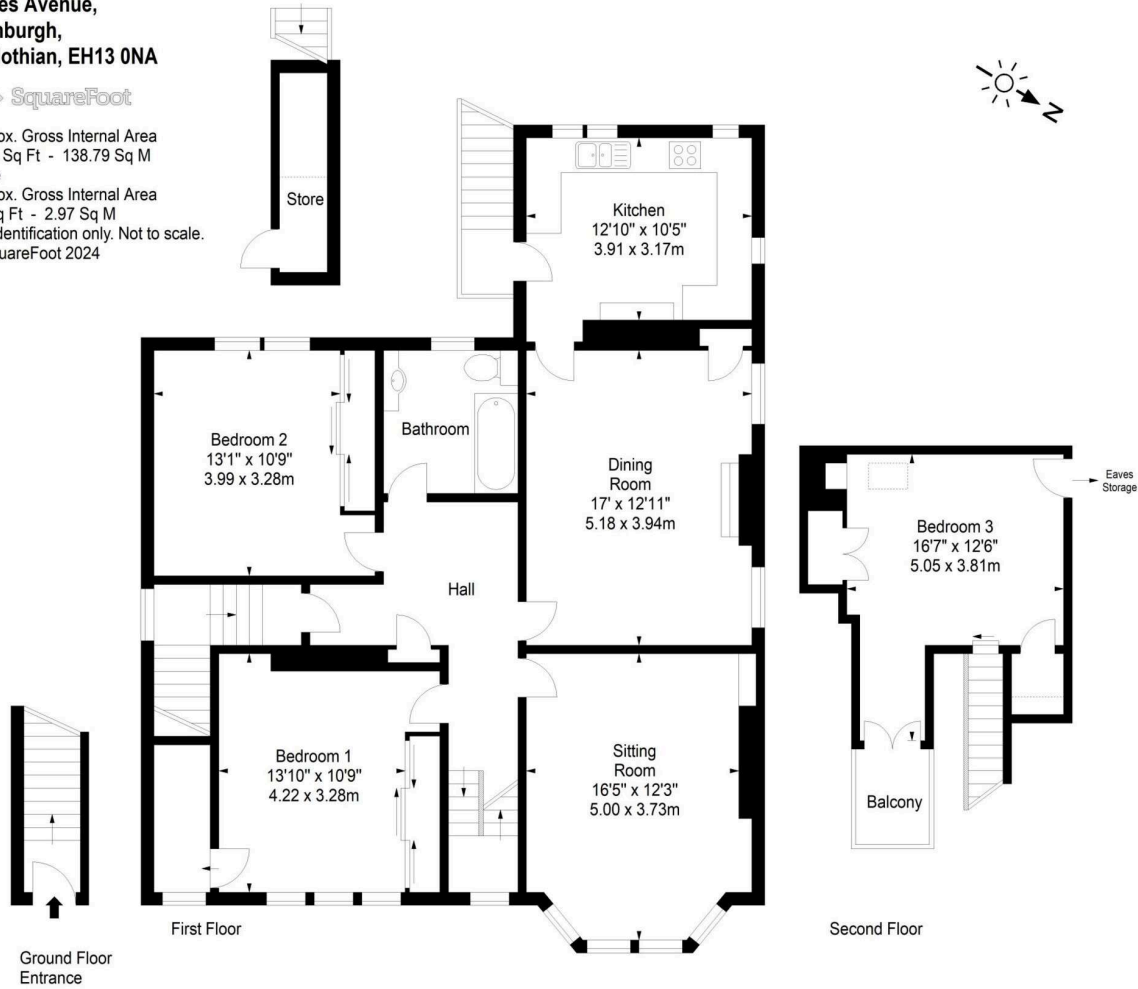




Hailes Avenue,  
Edinburgh,  
Midlothian, EH13 0NA



Approx. Gross Internal Area  
1494 Sq Ft - 138.79 Sq M  
Store  
Approx. Gross Internal Area  
32 Sq Ft - 2.97 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

