










Offers Over

£150,000

9/2 Firrhill Loan

Colinton Mains | Edinburgh | EH13 9EJ

A fantastic ground-floor two-bedroom flat located in the sought-after residential area of Colinton Mains. This property boasts spacious proportions, stylish interiors, and a generous private garden. Conveniently situated within walking distance of excellent public transport links and a wide range of local amenities.

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



Description

The property features a welcoming hallway with generous storage provisions, leading to a bright dual-aspect reception room complete with a focal fireplace and space for a dining table. The kitchen is fitted with wooden wall and base units, complemented by matching worktops and splashbacks, with white goods included in the sale. The main double bedroom enjoys a garden aspect, laminate flooring, and ample wardrobe space, while the second double bedroom is currently arranged as a home office. The contemporary shower room boasts sleek black fixtures and fittings, a white two-piece suite, and a glass cubicle housing a dual thermostatic shower.



Extras

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

Gardens

In addition to the generous front garden, the property benefits from access to a shared drying green, ideal for enjoying sunlight throughout the day. Furthermore, there is a private garden area located at the rear, offering a peaceful and versatile outdoor space for relaxation, gardening, or entertaining. These outdoor features provide a blend of communal and private options to suit a variety of needs and lifestyles.

Viewing

Please contact Neilsons on 0131 625 2222.





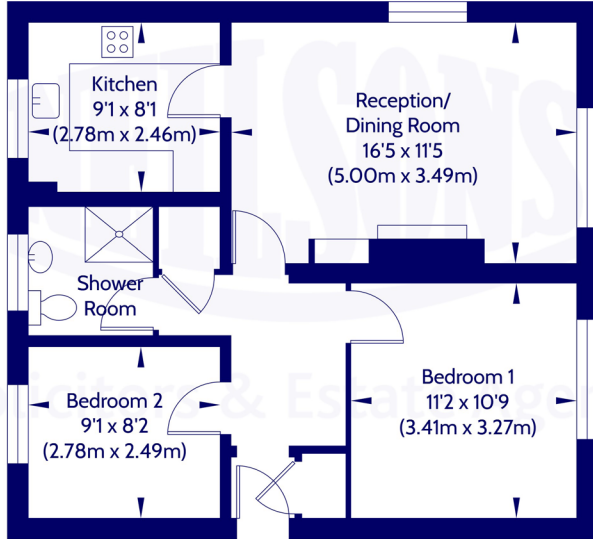
Location

Colinton Mains lies to the south-west of Edinburgh with excellent bus services to the City Centre and surrounding areas together with quick and convenient commuting by way of the City Bypass which in turn leads to major roads and motorway networks. The area is served by good local day to day shops including Morrisons, Tesco and Aldi supermarkets. Colinton Mains is situated between the open recreational spaces at Colinton Mains Park and the Braidburn Valley Park and excellent schooling is available from primary to senior level.



Approx. Gross Internal Floor Area 57.02 Sq M / 614 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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