

COLINTON MAINS  
21 COLINTON MAINS ROAD  
EH13 9AP



EPC RATING: C

OFFERS OVER £195,000



## SPACIOUS TWO BED UPPER IN POPULAR COLINTON MAINS, WITH PARKING & AMAZING GARDEN

Waiting for somebody to put their own mark on it is this great two bed property with modern kitchen & bathroom fittings, a spacious sitting/dining room, two good sized bedrooms, off street parking to the front and a superb private rear garden. Potential to extend into the loft subject to the usual consents. Ideal for sharers, professionals and a young family. Located in the popular area of Colinton Mains with a range of supermarkets on your doorstep, excellent local schools and numerous bus links into the city centre. Easy access out of town too via the nearby city bypass.

### VIEWING

Please Call Jardine Phillips 0131 4466850

### PROPERTY DESCRIPTION

- Private access at ground level leading up the stairs, with a window on the landing, to the first floor
- Spacious sitting/dining room with lovely outlook over the rear garden, leading to
- Galley kitchen with cream shaker style units & appliances
- Large bay windowed master bedroom
- Second double bedroom with storage cupboard
- Bathroom with bath with new electric shower over, sink with storage & wc
- Gas central heating & double glazed windows
- Front driveway for off street parking and free on street parking
- Private rear garden with lawn, patio & shed and communal drying green

### AREA

Colinton Mains is a thriving and vibrant residential area located approximately 4 miles south of the city centre. Within the immediate area there are amenities to meet every day needs including specialist shops, post office and Tesco, Aldi & Morrisons supermarkets. A short drive away are Straiton Retail Park and Morningside which provide a wider range of shopping facilities & amenities. Leisure facilities are well provided for by way of public parks, Hillend Ski Slope, Craiglockhart Sports Centre and the Pentland Hills, together with a range of golf courses. Locally, there is a good range of nursery, primary & secondary schools and the flat is in the catchment for Oxbgangs & St Marks RC Primary Schools and Firrhill & St Thomas of Aquin's High Schools. Edinburgh Napier University Craiglockhart Campus is also close by. There are regular bus links into the city centre, as well as the nearby Edinburgh City Bypass providing access to Edinburgh Airport and the major motorway

networks.

### EXTRAS

The blinds, light fittings, gas hob, oven, cooker hood, freestanding fridge freezer & integrated washing machine are included in the sale.

### HOME REPORT VALUATION

£200,000

Sitting/dining room	14'4 x 11'1 (4.37 x 3.38m)
Kitchen	8'6 x 6'1 (2.59 x 1.85m)
Bedroom 1	16'8 x 10'10 (5.08 x 3.30m)
Bedroom 2	11'10 x 9'6 (3.61 x 2.90m)

### Contact:

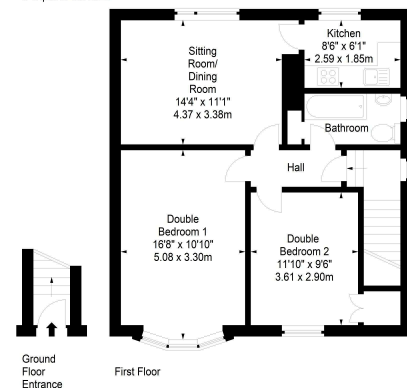
205 Morningside Road Edinburgh EH10 4QP  
 T • 0131 446 6850 E • info@jardinephillips.com  
 F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Colinton Mains Road, EH13 9AP

SquareFoot

Approx. Gross Internal Area  
 895 Sq Ft - 84.57 Sq M  
 For identification only. Not to scale.  
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