



13 Easter Haugh
Colinton Mains, Edinburgh, EH13 9HA

CALL US ON 0131 447 4747

13 Easter Haugh, Colinton Mains, Edinburgh, EH13 9HA

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with excellent storage.
- Walk in storage cupboard with access to attic via Ramsey ladder.
- Good sized living room with dual aspect & feature fire.
- Kitchen with appliances.
- Door providing access to garden at rear.
- Double bedroom with fitted wardrobes.
- Fully tiled wet room.
- Gas central heating.
- Double glazing.
- Private garden is to the front, side & rear.
- External water tap.
- External storage cupboard.
- Residents parking.



GENERAL DESCRIPTION

A rarely available end terrace bungalow situated within an exclusive development in the popular Colinton Mains district of the city, ideally positioned for access to a wide range of local amenities and short journey to the southwest of the city centre. The property would be ideal for someone downsizing and looking to stay within the area or perhaps a first-time buyer/young couple and though in need of modernisation and redecoration, offers excellent potential to any purchasers.

COUNCIL TAX BAND	C.
TRAIN STATION	APPROXIMATELY 1.5 MILES TO SLATEFORD TRAIN STATION. APPROXIMATELY 3.2 MILES TO HAYMARKET TRAIN STATION
AIRPORT BUSES	APPROXIMATELY 8.6 MILES TO EDINBURGH AIRPORT. WITHIN 200 METRES.

LOCATION

Colinton Mains is a quiet and popular residential area located to the southwest of the city centre. Good local shops provide for all day-to-day requirements including a Tesco superstore and Scotmid within walking distance, as well as an Aldi nearby at Oxgangs and Morrison's at Hunter's Tryst. A short drive away are Straiton Retail Park, Morningside & Bruntsfield 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 golf courses. There is a library and GP / doctor's surgery within the vicinity. Regular bus services take you to and from the city centre and many suburbs. The city by-pass is a few minutes away giving access to main motorway networks.

FACTORING NOTE

The development is factored by Manor Estates at an approximate charge of £150 per annum. This covers the maintenance of all the communal areas.

EXTRAS: ALL FITTED FLOOR COVERINGS, CURTAINS, POLES AND WINDOW BLINDS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER, WASHING MACHINE AND GARDEN SHED. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.



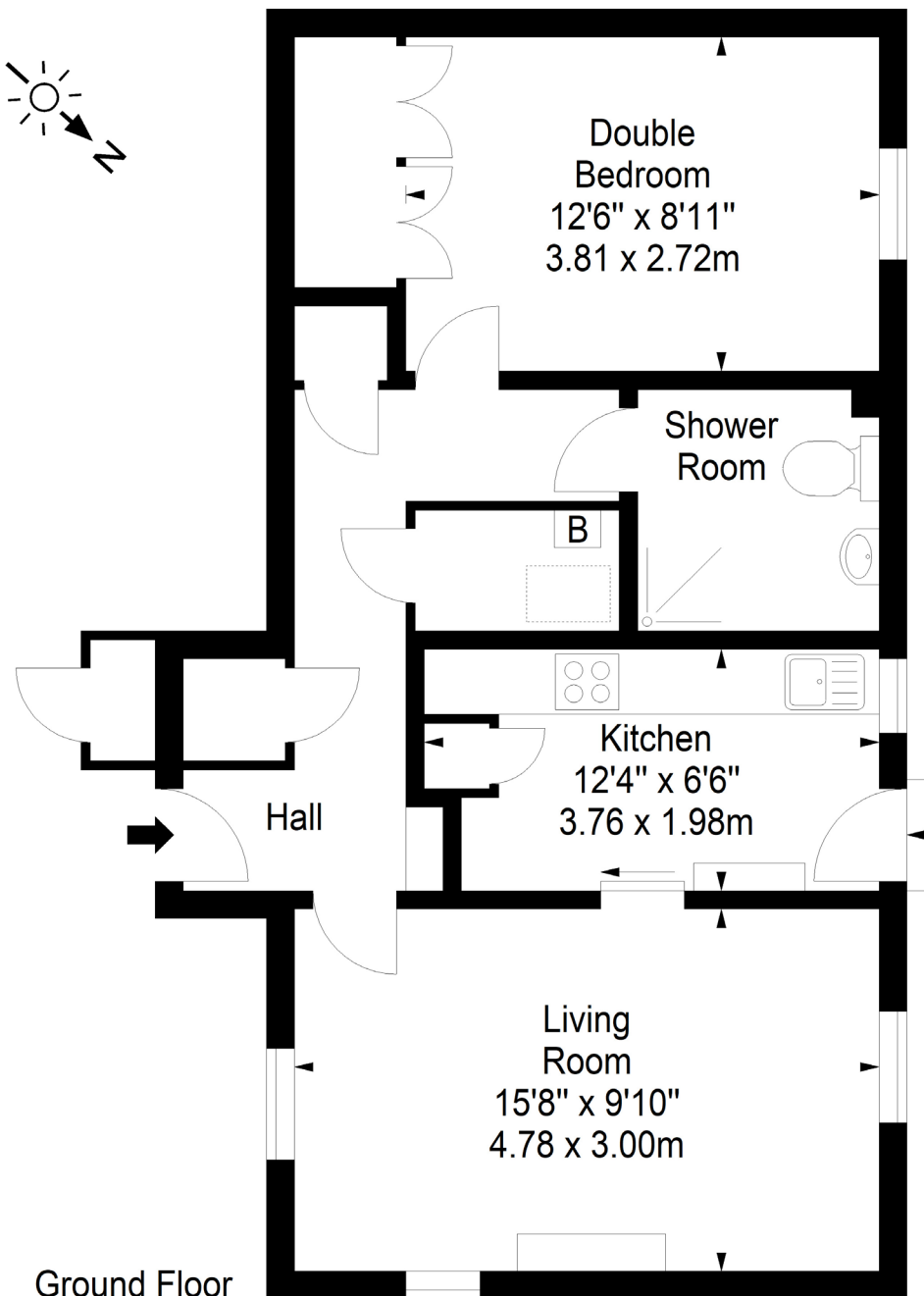
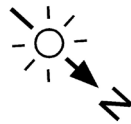
**Easter Haugh,
Edinburgh,
Midlothian, EH13 9HA**



Approx. Gross Internal Area
542 Sq Ft - 50.35 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING D**



Ground Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.