

COULTERS<sup>©</sup>

# 310 COLINTON MAINS ROAD

COLINTON MAINS, EDINBURGH, EH13 9BS

 3 BED

 2 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

310 Colinton Mains Road is a bright and generously proportioned double upper flat, enjoying a private entrance, flexible three-bedroom accommodation and a delightful private rear garden. Well presented throughout, the property offers an excellent opportunity for first-time buyers, young families or those seeking spacious accommodation within easy reach of the city centre and surrounding green space.

Accessed via its own ground floor entrance, a staircase leads to the first-floor hallway. The principal living space is a generous and comfortable sitting room, with ample room for both relaxing and dining, making it well suited to modern family life.

The kitchen is attractively presented and fitted with contemporary cabinetry, providing good storage and workspace along with integrated appliances.

There are three well-proportioned double bedrooms, including the spacious principal bedroom on the upper level. It benefits from an en-suite shower room and integrated wardrobes which complement the statement paneled feature wall.

## KEY FEATURES



Well-presented double upper flat.



Three bedrooms including large principal bedroom.



Well-maintained private garden to the rear.



Private driveway & unrestricted on-street parking.



Excellent bus links into the city centre.



Within a short walk of local shops and schooling.



EPC Rating - C



Council Tax Band - D



The remaining bedrooms, situated on the lower level, offer flexibility for family living, guest accommodation or home working. Bedroom two is currently used as a versatile family room but would equally make a comfortable double bedroom. A stylish bathroom serves the lower level, ensuring practical and well-balanced accommodation throughout.

Externally to the rear, the property has a well-maintained and low maintenance private section of garden ground with patio, raised deck seating area, astroturf and a garden shed with electrical supply. There is also a shared drying green, private driveway and unrestricted parking is available on the street.

Gas central heating and double glazed windows are fitted within the property.



## THE LOCAL AREA

Colinton Mains is a popular residential suburb situated to the southwest of the city centre. A wide range of local amenities is available including conveniences stores, pharmacy and post office, as well as a Tesco superstore. A further range of amenities in nearby Morningside, include both a Waitrose and Marks and Spencer food hall, a great selection of restaurants, bars and cafes, a cinema, theatre and other numerous boutique shops. There are excellent leisure facilities close by, with the Braid, Pentland and Blackford hills for the outdoor enthusiast, providing delightful walks, a snowsport centre and a range of both public and private golf courses. Colinton Mains Park also provides a delightful space for outdoor recreation. The property sits in the catchment for Oxgangs Primary School and Firrhill High School. Private schools can easily be reached by car or via the regular bus services that are available. The city centre itself is easily accessible, with regular buses from Oxgangs Road North, and the Edinburgh Bypass leads to the motorway network of central Scotland and Edinburgh's international airport.

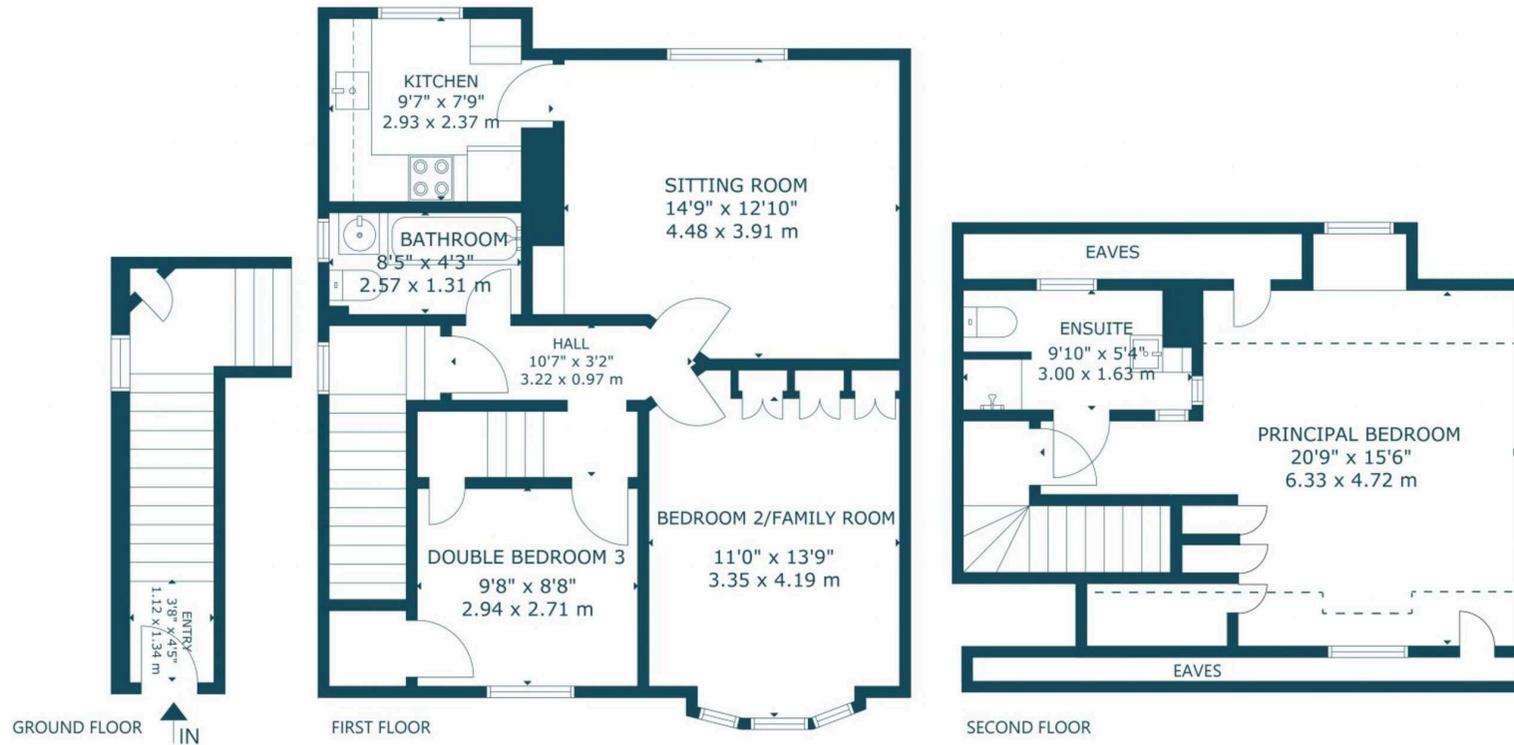


## EXTRAS

All blinds, curtains, floor coverings, most light fittings (excluding those in the family room/bedroom 2 and bedroom 3) and white goods included in the sale price. One of the garden sheds does not form part of the sale.

**HOME REPORT VALUATION: £255,000**





310 COLINTON MAINS ROAD, COLINTON, EDINBURGH, EH13 9BS  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,054 SQ FT / 98 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.