

BRUNTSFIELD

41/6 COLINTON ROAD  
EH10 5EN



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EPC RATING: E

OFFERS OVER £440,000

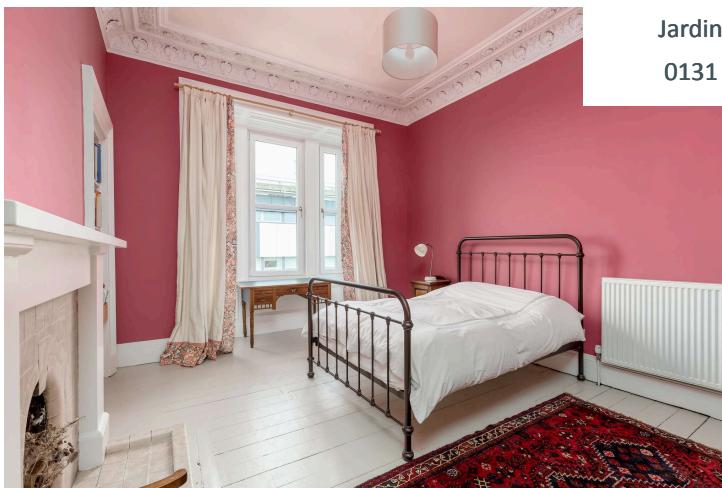
## PROPERTY DESCRIPTION

- L shaped hallway with a couple of handy storage cupboards
- Elegant bay windowed lounge with feature fireplace, two open Edinburgh presses & stripped wood flooring
- Kitchen/dining room with good range of oak fitted units, space for dining, boiler cupboard and a large larder for extra storage
- Three double bedrooms all with feature fireplaces
- Bed 4/study with mezzanine bed & period fireplace
- Bathroom with period style fittings including bath with electric shower over, sink, wc & heated towel rail
- Stunning period features including fireplaces in most rooms, ornate cornicing, open Edinburgh presses & some stripped wooden or painted flooring
- Gas central heating from condensing boiler with hot water storage tank (2009)
- Replacement upvc double glazed windows (2009)
- Well maintained building and fabulous communal rear gardens with lawn surrounded by well stocked borders & a shared shed
- Resident permit parking in the street



## VIEWING

By App Pls Call  
Jardine Phillips  
0131 4466850





## SPACIOUS FOUR BED THIRD FLOOR FLAT WITH WEALTH OF PERIOD FEATURES & OUTSTANDING VIEWS IN EXCELLENT SCHOOL CATCHMENT

Located minutes from Holy Corner, bordering the very popular areas of Bruntsfield, Merchiston & Morningside, is this impressive four bed apartment. Would make an ideal home for professionals or a family, being in the catchment for the well renowned Bruntsfield Primary & Boroughmuir High School. With a wonderful array of amenities on the doorstep, excellent transport links into the city centre, together with access to a wide range of wide open spaces & leisure facilities.

### AREA

The property is located in Bruntsfield which is a very prestigious area in the south of the city offering a wide range of supermarkets (including Tesco & Sainsbury), independent retailers, speciality food stores, coffee shops, bars & restaurants. Nearby Morningside also provides further shopping opportunities including Waitrose and M&S Simply Food. Local schooling is well-renowned and the property is in the catchment for Bruntsfield & St Peters RC Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses a short drive away. The property is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows, Harrison Park & the Union Canal. Perfect

for Edinburgh Napier University. There is easy access into town via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

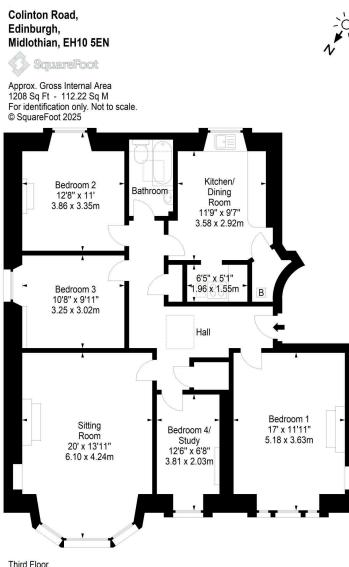
### EXTRAS

The curtains, light fittings, freestanding gas cooker, dishwasher, freestanding fridge freezer & washing machine are included in the sale.

**HOME REPORT VALUATION**  
£450,000



Sitting room	20' x 13'11 (6.10 x 4.24m)
Kitchen/dining room	11'9 x 9'7 (3.58 x 2.92m)
Larder	6'5 x 5'1 (1.96 x 1.55m)
Bedroom 1	17' x 11'11 (5.18 x 3.63m)
Bedroom 2	12'8 x 11' (3.86 x 3.35m)
Bedroom 3	10'8 x 9'11 (3.25 x 3.02m)
Bedroom4/study	12'6 x 6'8 (3.81 x 2.03m)



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.