



East Lodge, 27 Paties Road  
Colinton, Edinburgh, EH14 1EG

CALL US ON 0131 447 4747



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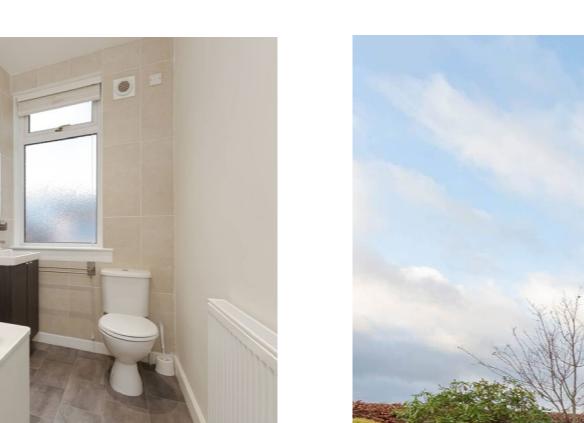
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- Entrance vestibule.
- Reception hall with storage.
- Access to attic.
- Bay-widowed living room with views over playing fields.
- Modern fitted kitchen with access to gardens.
- Good-sized double bedroom with views.
- Two further bedrooms.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Extensive private grounds to front, side & rear.
- Huge development potential subject to usual planning consent.
- On-street parking.

## GENERAL DESCRIPTION

A fabulous, detached bungalow situated within the boundaries of Merchiston Castle School in the prestigious Colinton district of the city, a short journey to the southwest of Edinburgh City Centre. The property is secluded within the grounds and boasts views over the playing fields whilst offering huge development potential subject to usual planning consents. The property would make an ideal family home in a superb location.





## LOCATION

Colinton is a historic village located approximately 3 miles southwest of the City Centre. It is known for its leafy surroundings, pleasant walks and thriving community. Local shopping facilities are available within Colinton Village itself with further shopping facilities including Tesco at Colinton Mains and Morrison's at Hunters Tryst within easy reach. Walks through Colinton Dell along the Water of Leith and in the Pentland Hills are accessible on foot and leisure facilities are available at the nearby Craiglockhart Sports & Leisure Centre. There is easy access to the city bypass and the road network beyond as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing. The city bypass also provides access to popular out of town retail parks at Straiton and The Gyle. Catchment schools include Oxgangs Primary and Firrhill High School with private schools nearby including Merchiston Castle School, George Watsons College and George Heriots. Napier and Edinburgh University campuses are also only a short distance away.

**EXTRAS:** ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND FREE-STANDING AUTOMATIC WASHING MACHINE AND DISHWASHER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. THE GARDEN SHED & SUMMER HOUSE WILL ALSO BE INCLUDED WITHIN THE FOR-SALE PRICE.



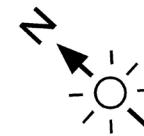
COUNCIL TAX BAND F.

TRAIN STATION APPROXIMATELY 1.2 MILES TO SALTERFORD TRAIN STATION.

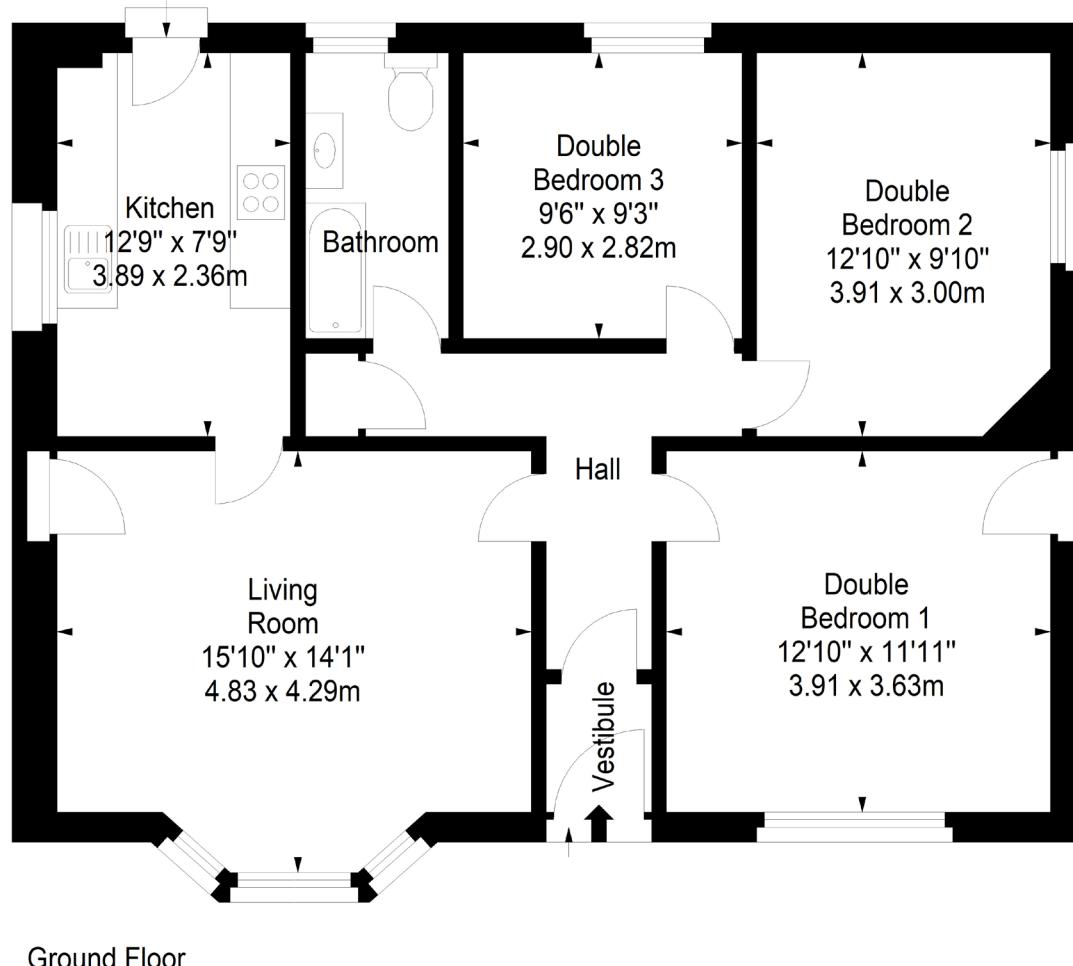
AIRPORT APPROXIMATELY 1 MILE TO EDINBURGH AIRPORT.

BUSES WITHIN 100 METERS.

**Paties Road,  
Edinburgh,  
Midlothian, EH14 1EG**



Approx. Gross Internal Area  
852 Sq Ft - 79.15 Sq M  
For identification only. Not to scale.  
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ENERGY PERFORMANCE  
CERTIFICATE RATING D