



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

CALL US ON 0131 447 4747



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

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

- 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.

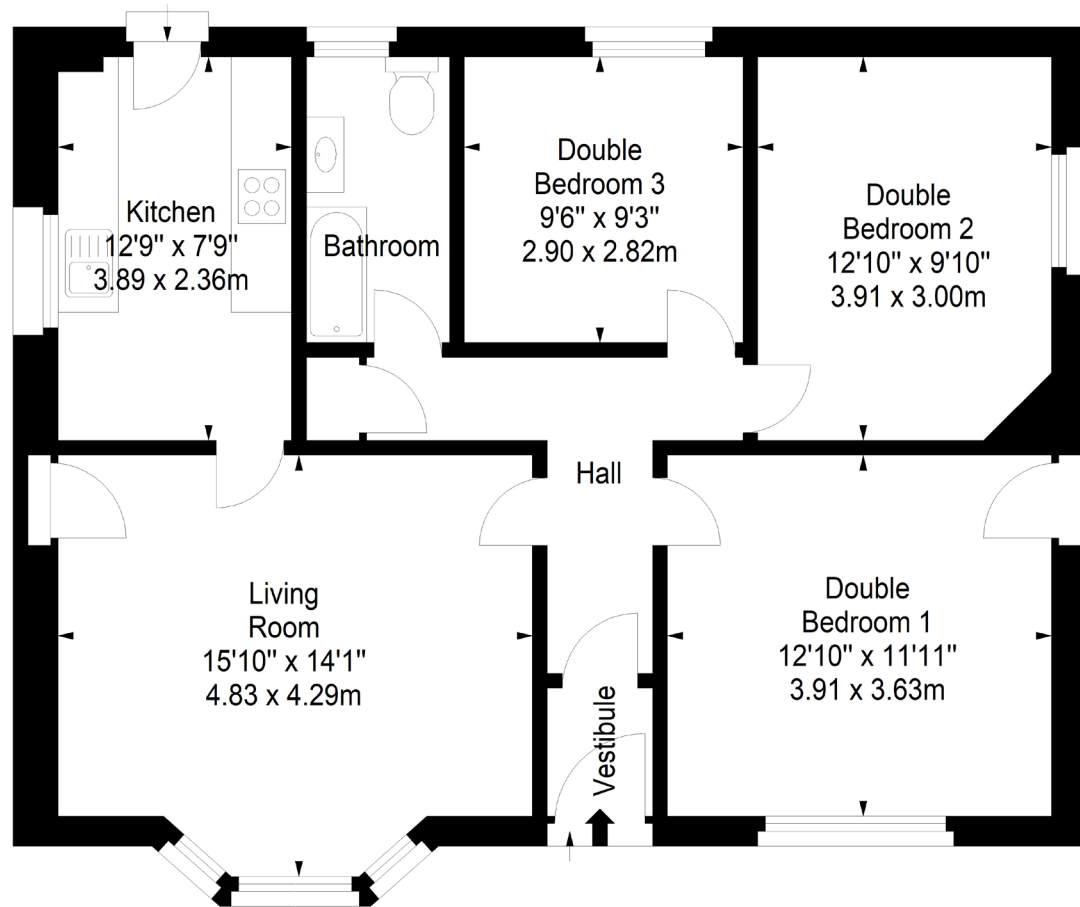
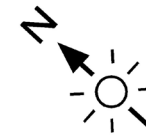


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| COUNCIL TAX BAND | F. |
| TRAIN STATION | APPROXIMATELY 1.2 MILES TO SLATEFORD TRAIN STATION. |
| AIRPORT | APPROXIMATELY 7.1 MILES TO EDINBURGH AIRPORT. |
| BUSES | WITHIN 100 METRES. |

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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Ground Floor



ENERGY PERFORMANCE
CERTIFICATE RATING D

76 - 80 Morningside Road, Edinburgh, EH10 4BY
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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.