

17 Hailes Grove Edinburgh EH13 0NE

Offers Over £525,000

- Large living room fitted with log burning stove
- Beautiful kitchen/diner fitted with a range of floor and wall mounted units, centre island, gas hob, double oven and integrated appliances
- Two double bedrooms, one featuring en-suite and other with private balcony, and large single bedroom
- Conservatory
- Utility room
- Fully tiled shower room fitted with two-piece suite and mains walk in shower
- W.C
- Smart gas central heating and double glazing throughout
- Large private back garden
- Free on-street parking

Council Tax Band: F
Tenure: Freehold



Semi-detached Villa

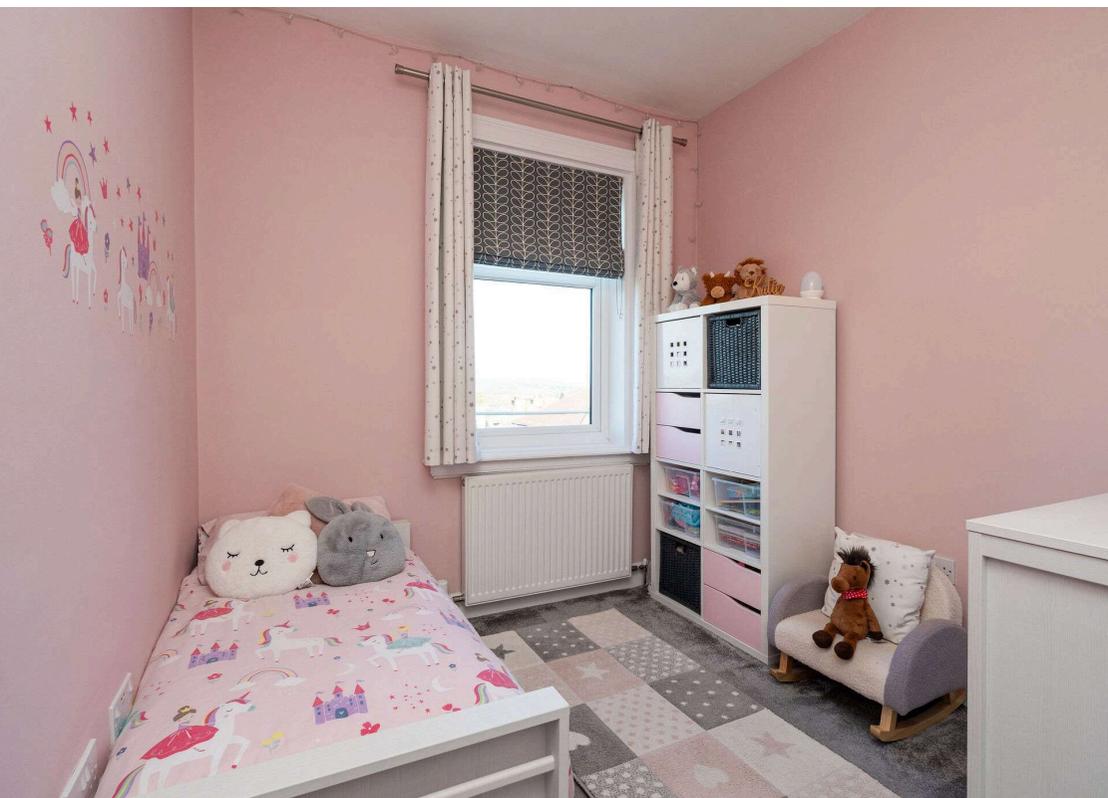
This stunning semi-detached home, set at the top of a peaceful cul-de-sac, is sure to impress. With breathtaking views over the Firth of Forth and superb, versatile living space, this property is not to be missed—early viewing is highly recommended.

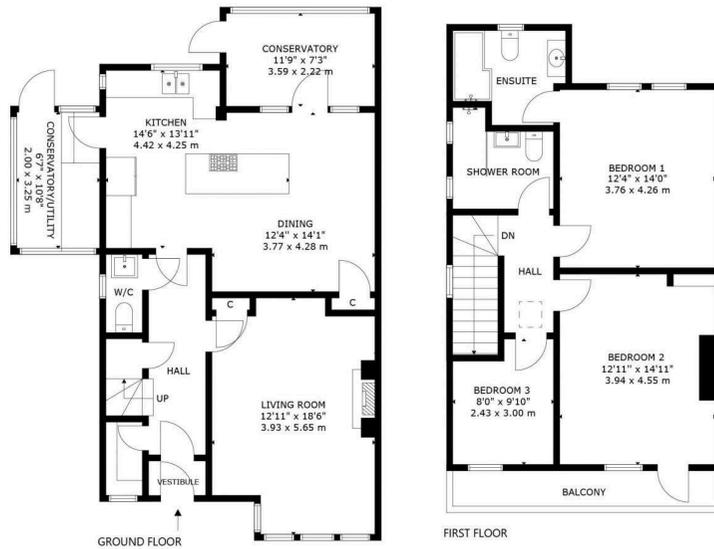
The accommodation features a welcoming living room complete with a charming log-burning stove, creating the perfect space to unwind with friends and family. The heart of the home is the beautifully extended kitchen/dining area, ideal for hosting. The modern kitchen boasts an extensive range of floor and wall-mounted units, integrated appliances including an oven and separate combi microwave oven, a large gas hob, American fridge freezer and a generous island, making it a haven for any keen cook. To the rear, a bright conservatory offers an excellent home office space, while a large utility room to the side of the property provides additional storage. The home offers two generous double bedrooms: the principal bedroom enjoys a private balcony with stunning open views over the Firth of Forth, while the second double benefits from a contemporary en-suite featuring a three-piece suite with shower over the bath. There is also a spacious single bedroom and a sleek, fully tiled shower room fitted with a modern two-piece suite and a walk-in rainfall shower and an additional W.C on the ground floor. The property further benefits from Smart gas central heating and double glazing throughout, ensuring maximum comfort and efficiency. Externally, the property boasts a substantial private garden that wraps around the house, complete with raised beds and a greenhouse for gardening enthusiasts, as well as a spacious raised deck for outdoor dining and summer gatherings. Free on-street parking is readily available.

Situated on Hailes Grove, a peaceful cul-de-sac within an established residential enclave, the property enjoys a prime location. Colinton offers a wealth of amenities, including independent retailers, a Co-op, pharmacy, GP practice, post office, restaurants, and pubs, with larger supermarkets nearby. The vibrant areas of Morningside and Bruntsfield are within easy reach, providing a wider array of shops, a Waitrose, cinema, theatres, and an excellent selection of eateries. Nature lovers will appreciate the proximity to country park walks and the Pentland Hills and woodland walks along the water of Leith, while families benefit from an excellent choice of schools, including Juniper Green Primary, Currie High, Firhill, and Merchiston Castle School, as well as other prestigious independent schools just a short drive away. Commuters will value the convenience of regular public transport links, with a bus stop to the city centre just a minute's walk away and a railway stop just a five minute walk away to Glasgow and city centre. The City Bypass and motorway networks are also easily accessible

Viewing by appointment on 0131 337 1800







17 HAILES GROVE, EDINBURGH, EH13 ONE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,518 SQ FT / 140 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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