



Colinton Mains Drive

Edinburgh

EH19 9AE

A charming lower villa nestled in the highly sought-after Colinton Mains area.

- Includes all white goods, flooring and fixtures
- Private Garden
- Free On-Street Parking
- Move-in Condition
- Freehold

T: 0131 639 6399

E: office@chrisslingproperties.com

W: chrisslingproperties.com



A charming lower villa nestled in the highly sought-after Colinton Mains area. This property offers a well-proportioned two bedroom villa, equipped with modern comfort and valuable outdoor space with private front and rear garden.

Accommodation comprises of private entrance leading to a hallway with storage cupboards, large sitting/dining room with lots of natural lighting, kitchen to the rear of the property overlooking the back garden, two well-sized double bedrooms and a spacious modern bathroom.

To be included in the sale: white goods, light fixtures and garden shed.

The property benefits from double glazing and free on street parking.

With its private outdoor spaced scenic views, it is perfect for professionals and small families, or an investor.



T: 0131 639 6399

E: office@chrisslingproperties.com

W: chrisslingproperties.com





Situated in the popular and family friendly area of Colinton Mains, suburbs of southwest Edinburgh, around 4 miles from the city centre. Excellent access to local shops with Tesco Supermarket, Medical Centre and pharmacy just a stone's throw away. Family friends area with excellent school catchment whether Primary School or High School is just a short walk from the property. Well-connected via request bus routes, easy access to the city bypass and central belt motorway network.

Excellent Outdoor lifestyle being close to Pentlands Hills, Midlothian Snowsports Centre and several golf clubs.

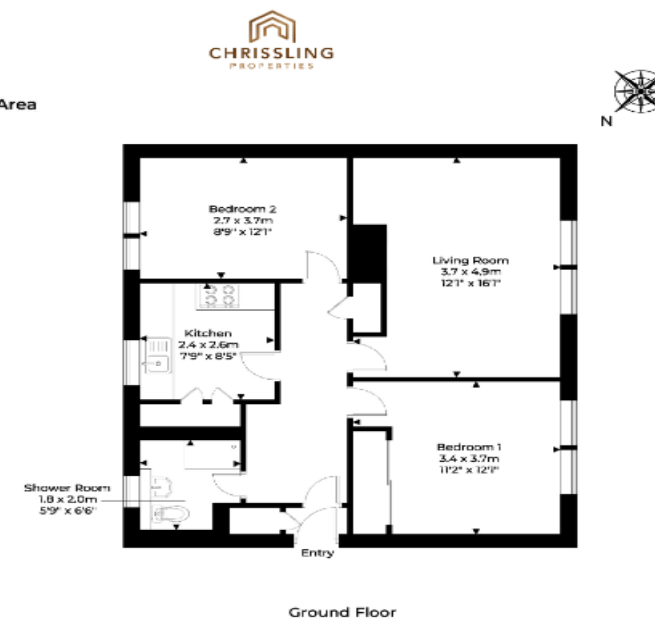
Council Tax Band B
Energy Rating D
Approx Size 70m²

T: 0131 639 6399
E: office@chrisslingproperties.com
W: chrisslingproperties.com





Approximate Gross Area
70 sq m / 753 sq ft



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been test and no guarantee as their operability of efficiency can be given.

School Cathcemnt : Oxgangs Primary School, St Mark's RC Primary Schoo, Firrhill High School, St Thomas of Aquin's RC High School.

DISCLAIMER

These particulars are intended to give a fair description of the property but the accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

T: 0131 639 6399

E: office@chrisslingproperties.com

W: chrisslingproperties.com

