

Bright and spacious two bedroom lower villa

In popular residential area

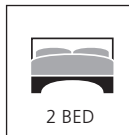


8 Colinton Mains Terrace

Edinburgh, EH13 9AT



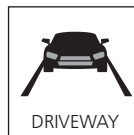
Scan Here!



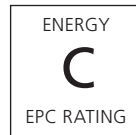
2 BED



1 BATH



DRIVEWAY



ENERGY

C

EPC RATING

8 Colinton Mains Terrace



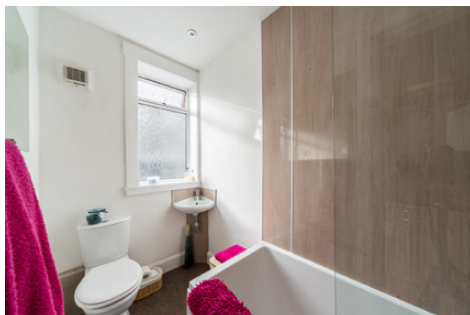
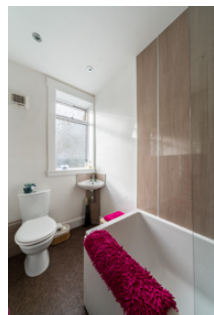
The Area

Colinton Mains conveniently located approximately four miles south of the west end of Edinburgh.

This area has always proved popular due to its easy access both to the city centre and the city bypass, which in turn, leads to all major motorway networks, Edinburgh International Airport, the Forth Road Bridge, South Gyle, and Gogarburn business parks. A regular bus service operates to the city centre and beyond and within a few minutes walk there are

shops to cater for everyday requirements, a large Tesco supermarket and petrol station.

There are good schools from nursery to secondary level nearby and Napier University is also in the area. Recreational facilities are well catered for including Swanston Golf Course, Craiglockhart sports and tennis centre, Midlothian snow sports centre as well as lovely walks around the Pentland Hills.



The Property

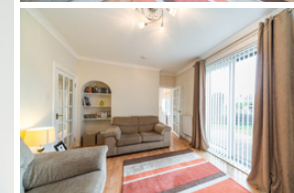
We are delighted to bring to market this bright and well proportioned lower villa which benefits from gas central heating and double glazing throughout.

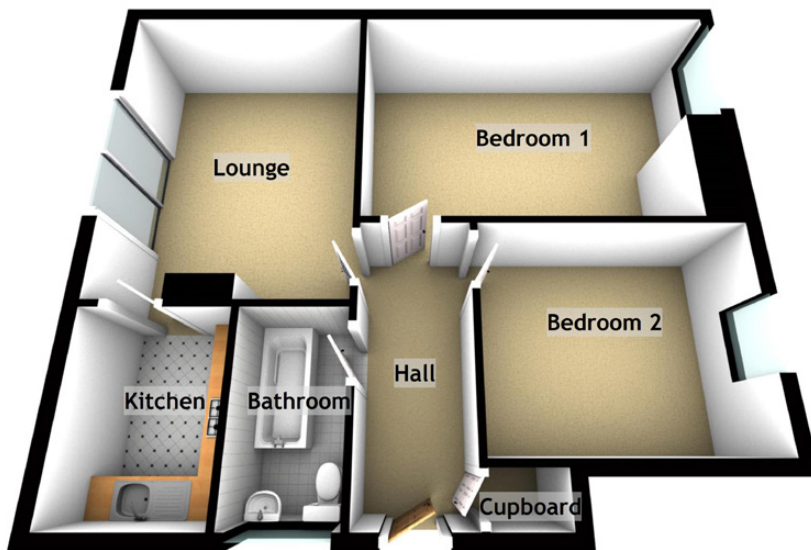
The property has well maintained private gardens to the front and rear and a driveway providing off street parking.

The well presented accommodation is accessed from the side of the property and briefly comprises entrance hall with laminate floor and walk in under stair storage cupboard with electrics, living room

to the back of the property with laminate floor and french doors onto the back garden, fully fitted kitchen off the living room with white units and white splash back, integrated appliances and large window overlooking the back garden, two spacious double bedrooms and a bathroom with three piece suite and shower over bath.

Externally there is a front garden with driveway, on street parking and to the rear a shared drying green and a private decked area which belongs to this property.



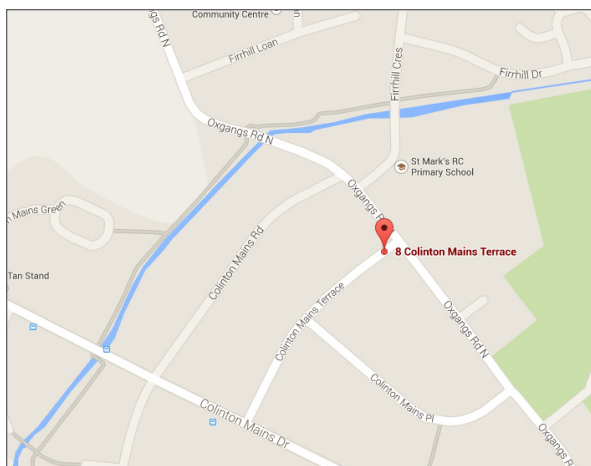


Approximate Dimensions (Taken from the widest point)

Lounge	4.46m (14'8") x 3.38m (11'1")
Kitchen	2.56m (8'5") x 1.91m (6'3")
Bedroom 1	5.07m (16'8") x 3.31m (10'10")
Bedroom 2	3.53m (11'7") x 2.94m (9'8")
Bathroom	2.56m (8'5") x 1.35m (4'5")

Extras
(Included in the sale)

All fitted carpets and floor coverings with integrated appliances. Other items by negotiation.



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Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
GRAEME WILSON
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer