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48 Colinton Mains Road

EDINBURGH, EH13 9AW



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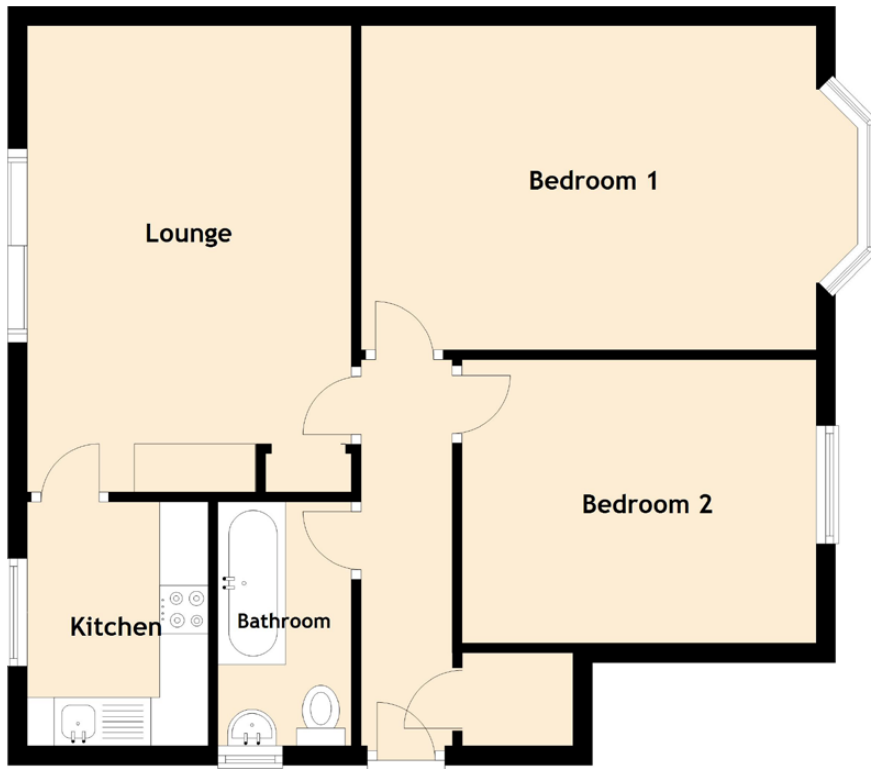
A Modern and Spacious Two Bedroom Lower Villa

The property offered for sale comprises a spacious and modernised lower villa, which has been well maintained and modernised by the current owners. Viewing of this property is highly recommended.

This offers excellent potential to create a family home within this desirable residential area. Briefly, the accommodation comprises of a spacious lounge with large French doors to the rear, flooding the room with natural light, the French doors take you through to the private decking area. The fully fitted kitchen is accessed via the lounge and has a four ring gas hob, modern extractor fan, with fully integrated appliances and white goods. Both bedrooms are double in size and have been decorated neutrally, one of which has a bay window and a three piece fully tiled bathroom with shower over bath. Externally there are private garden grounds with a decking area to side and rear and double driveway provides off-street parking for up to two cars.

There is a full gas central heating system and double glazed window units throughout to ensure a cosy yet cost effective living environment.





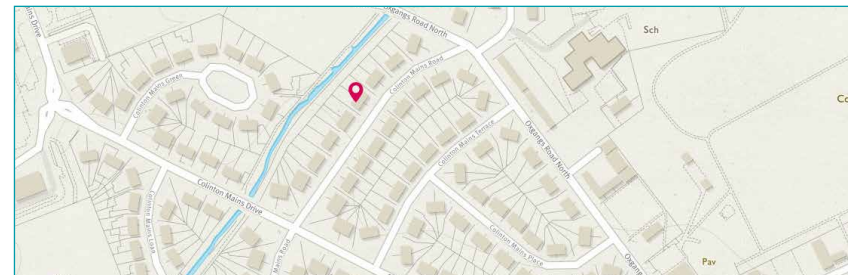
Approximate Dimensions
(Taken from the widest point)

Lounge	4.82m (15'10") x 3.35m (11')
Kitchen	2.52m (8'3") x 1.87m (6'2")
Bedroom 1	5.23m (17'2") x 3.35m (11')
Bedroom 2	3.66m (12') x 2.93m (9'7")
Bathroom	2.47m (8'1") x 1.31m (4'4")

Gross internal floor area (m²): 61m²

EPC Rating: D

Extras (Included in the sale): All white goods and bedroom wardrobes.



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Text and description
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