

COULTERS<sup>©</sup>

WELCOME TO:

# DREGHORN LOAN

12 Dreghorn Loan, Colinton, Edinburgh, EH13 0DE



**PLEASE NOTE:**

The house is occupied and any viewing external or internal is by appointment only.

## DREGHORN LOAN AT A GLANCE:



Residential Colinton location



Semi-detached Victorian property



Private driveway



Minutes from Colinton Village



Mature gardens



Close to The Pentland Hills

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Situated in Edinburgh's prestigious Colinton Conservation Area this is a charming semi-detached Victorian property with mature private gardens and a driveway. Whilst requiring modernisation it offers fantastic potential for an outstanding residence thanks to its magnificent proportions, plentiful natural light, and an array of period features. Spanning two floors and boasting a prime residential location, minutes from Colinton Village, this much-loved and characterful home presents a unique opportunity.

- South-west-facing living room featuring original period details that include intricate cornicing, a picture rail, partially shelved Edinburgh press, and a mahogany mantle. Twin sash and case windows overlook the rear garden.
- Versatile dining room peacefully positioned to the rear and adjoining the kitchen and utility room that leads to the garden.
- Well-laid out kitchen now in need of upgrading with ample wall and floor units, worktops, and integrated appliances.
- Spacious double bedroom or lounge to the front of the ground floor boasting intricate cornicing, twin sash and case windows with working shutters, an original black mantelpiece, and two large built-in cupboards.
- Second generously proportioned double bedroom with a built-in cupboard.
- Third bright south-west-facing double bedroom with large walk-in carpeted box room/cupboard.
- Family bathroom with a bath, WC, and washbasin.
- Front garden mainly laid to gravel but with established hedges and shrubs. Enclosed rear garden with paving, established hedges, shrubs, and trees.
- Gas central heating throughout.
- Gated gravel driveway.





# LOCATION, LOCATION, LOCATION:

A prestigious location, Colinton lies approximately four miles south-west of Edinburgh City Centre. Residents can enjoy swift access to wonderful scenic open green spaces such as Campbell Park, The Pentland Hills Regional Park, Colinton Dell, and Bonaly Country Park. Golf courses such as Kingsknowe, Merchants of Edinburgh, and Braid Hills are minutes away as is the Midlothian Snowsports Centre at Hillend, Meggetland Sports Complex, Thistle Tennis Club, and Craiglockhart Leisure and Tennis Centre.

There are popular restaurants and bars nearby including The Spylaw, Osteria Dei Sapari, and The Colinton Inn with further variety in Morningside and Bruntsfield. For everyday shopping, there is an Asda

at Chesser and a Tesco Superstore on Colinton Mains Drive along with The Gyle Shopping Centre which houses a Marks and Spencer and Morrisons.

It is a perfect position for both Heriot-Watt and Napier Universities, as well as Edinburgh Park. Schooling includes Bonaly Primary School and Firrhill High School with renowned private options such as Merchiston Castle School and George Watson's College nearby.

Regular bus services take you to the City Centre and surrounding areas, and there is quick access to the City Bypass, motorway network, and Edinburgh International Airport.



## FLOOR PLAN:



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Approx. Gross Internal Area

1,768 Sq Ft - 164 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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