



1 Byrehope Way
COLINTON | EDINBURGH | EH13 0FR


warners
solicitors & estate agents



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This is a stunning five-bedroom detached house nestled in a family-centric development in the sought-after Edinburgh area of Colinton. This beautifully designed property offers a perfect blend of modern amenities and spacious living, creating an ideal home for a family.

This home boasts a bay windowed sitting room that bathes the space in natural light, providing a warm and inviting atmosphere. The separate kitchen/living room boasts contemporary units, offering both functionality and style. The modern kitchen seamlessly integrates with the living area, creating a versatile space for family gatherings and entertaining. Conveniently connected to the kitchen is the utility room, providing additional storage and practicality. Both the sitting room and utility room have direct access to the expansive rear garden, allowing for seamless indoor-outdoor living. Completing the lower level is a handy WC, adding an extra layer of convenience for residents and guests alike.

Moving to the upper level, you'll discover five generously sized double bedrooms, each offering ample space for personalisation. The master bedroom and second bedroom are enhanced by en-suite shower rooms, providing a touch of luxury and privacy. The modern, family bathroom on the upper level is equipped with a bath and a separate shower.

Throughout the property, attention to detail and high-quality finishes are evident, creating an elegant and cohesive design. With its spacious layout, modern amenities, and connection to the outdoors, this five-bedroom detached house in Colinton is the perfect family home. In brief the property comprises -

- Bright bay windowed living room.
- Modern kitchen/living room with handy, separate utility room.
- Five double bedrooms with two bedrooms featuring modern en-suites.
- Contemporary family bathroom and handy WC.
- Gas central heating and double glazing.
- Large rear garden and front garden with adjacent driveway.
- Double garage.

All blinds, kitchen appliances and furniture will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



EPC Rating B.

Colinton is a designated conservation area through which the Water of Leith runs. The area retains much of its original village charm with a selection of speciality shops. Further facilities can be found at Craiglockhart and Morningside, both locations being easily accessible. Leisure facilities include golf courses, a fitness club, indoor and outdoor tennis and enjoyable walks over the nearby Pentland Hills. Schooling is well represented from nursery to senior level, both in public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





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Approx. Gross Internal Area
2671 Sq Ft - 248.14 Sq M
(Including Garage)
For identification only. Not to scale.
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