



199 Colinton Mains Drive
COLINTON | EDINBURGH | EH13 9AN


warners
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Light and spacious lower villa flat offering flexible living space and private gardens front and rear, located in a highly regarded area with varied amenities within easy reach and bus services running along the street.

The property offered for sale would make an ideal first time purchase for a single person or a couple with a young child and would be equally suitable for anyone downsizing. Public living space includes a particularly sunny living room with a south-west facing window, dining room or home office and a kitchen fitted with a good range of storage units. There are two bedrooms and a shower-room fitted out with a modern white suite, attractive tiled surrounds and a mixer shower. Double glazed windows and a gas central heating system ensure comfort and warmth. Lying to the front is a private garden which is ideal for sitting out, whilst the fully enclosed rear garden with lawn is safe for a young child to play in.

- Living room
- Kitchen & dining area
- Two bedrooms
- Shower-room with mixer shower
- Hall with cupboard space
- Gas central heating
- Double glazing
- Private gardens front and rear
- Unrestricted on-street parking
- Excellent local amenities

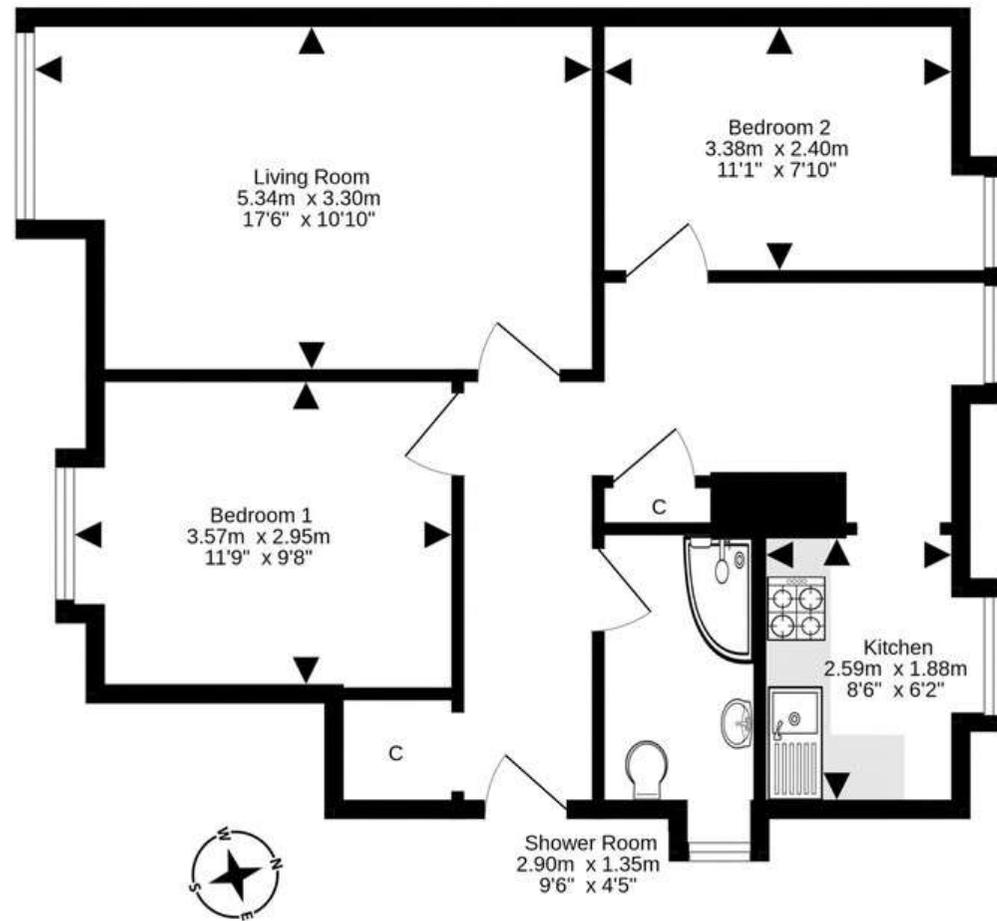
The cooker, dishwasher & washing machine are included in the sale- any other furniture can be left upon request. EPC C.

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



The popular suburb of Colinton Mains lies around six miles south of Edinburgh city centre. The area is well-served by local amenities including convenience stores, a pharmacy, a medical centre and a post office, as well as a Tesco superstore in neighbouring Colinton. Colinton Mains also lies conveniently close to the bustling, cosmopolitan area of Morningside, hosting numerous cafés, independent shops, fashionable eateries and a Waitrose supermarket. The beautiful open space of Colinton Mains Park provides a delightful space for outdoor recreation in the immediate vicinity, whilst the Pentland Hills National Park and Midlothian Snowsports Centre also offer a multitude of exhilarating activities nearby. Excellent local schooling options are available within the vicinity. Colinton Mains not only enjoys excellent public transport services into the city centre, but also allows for swift access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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