



55 Colinton Mains Grove
EDINBURGH, EH13 9DG



"55 Colinton Mains Grove is a bright and spacious double upper villa lying within a quiet and popular residential area"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SHARED DRIVEWAY
- REAR GARDEN





LOCATION

Colinton Mains is a thriving and vibrant residential area located approximately 4 miles south of the city centre. Within the immediate area there are amenities to meet every day needs including specialist shops, post office and a Tesco supermarket. A short drive via the nearby Edinburgh City Bypass you will find with a number of retail parks more than adequately meeting additional shopping requirements. Leisure facilities are well provided for by way of public parks, Hillend Ski Slope, Craiglockhart Sports Centre and the Pentland Hills that are home to a number of golf courses. Locally, there is a good range of nursery, primary, and secondary schools. At further education level is the nearby Edinburgh Napier University Craiglockhart Campus. Regular bus links into the city centre as well as the nearby Edinburgh City Bypass providing access to the A1, Edinburgh Airport and major motorway networks made this area ideal for commuting.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



DESCRIPTION

55 Colinton Mains Grove is a bright and spacious double upper villa lying within the quiet and popular residential area of Colinton Mains, to the south west of Edinburgh city centre.

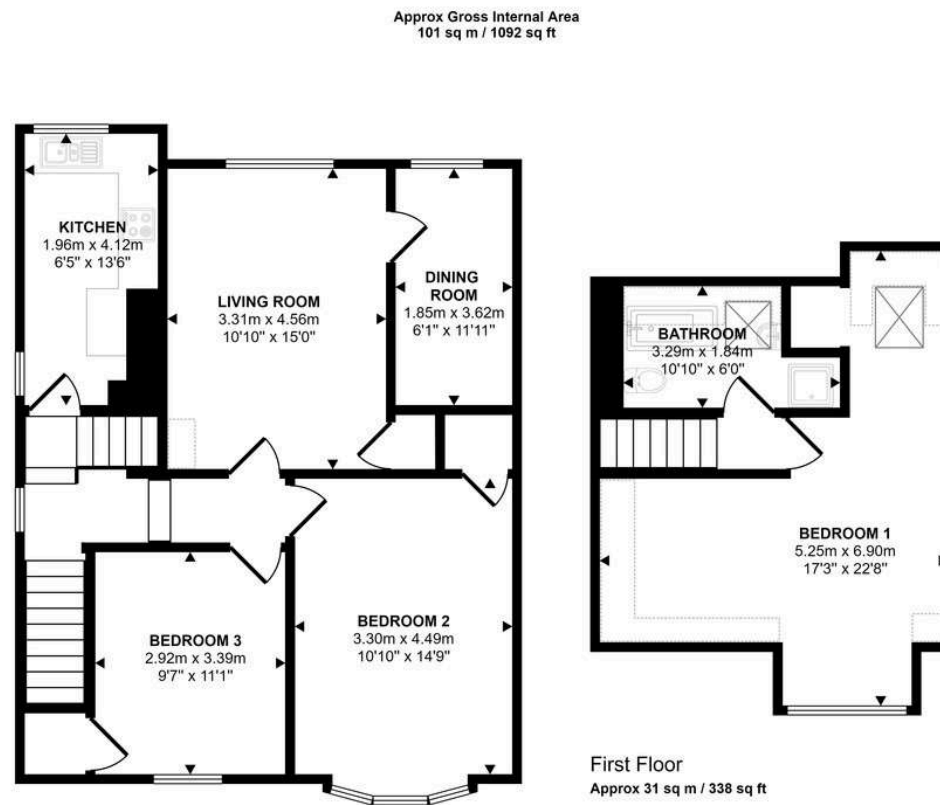
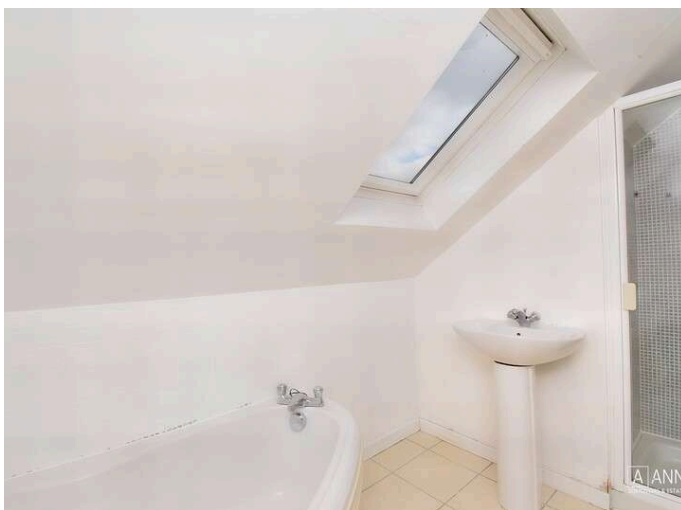
The property comprises ground floor main door entrance with vestibule and carpeted staircase leading to upper landing, hall, living room with dining room off; kitchen with floor to ceiling work units, light granite style worktops and tiled splashback; double bedroom 2 with bay windows and cupboard; double bedroom 3; on the top floor is a large double bedroom 1 and a bathroom with separate shower.

Further benefits include gas central heating, double glazing, well-maintained private rear garden, large shared driveway offering convenient parking, good local amenities and excellent transport links.

EPC RATING

The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Ground Floor
Approx 70 sq m / 754 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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