



19/5 The Gallolee, Colinton, Edinburgh, EH13 9QL

Immaculately Presented, One-Bedroom, South-Facing, Second-Floor Flat

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Property Description

Immaculately presented, one-bedroom, south-facing, second-floor flat, forming part of a modern, factored, residential development. Conveniently located in a leafy cul-de-sac, in the desirable Colinton area, south-west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, double bedroom and a bathroom.

Tastefully finished with light contemporary decor, including a fitted kitchen with appliances and a modern bathroom. In addition there is double glazing, stylish electric heating units, an alarm system and good storage provision.

There is a secure entry system, ample residential parking, a shared bike store and well-maintained, shared garden grounds.

A welcoming entrance hall gives access throughout, and includes two built-in cupboards and the secure entry handset. Front-facing, and enjoying a sunny, south-facing aspect, a well-proportioned, carpeted reception room offers space for both lounge and dining furniture and features smooth coving and a wall-mount TV point. (The contemporary electric fire is available by separate negotiation). Overlooking the rear gardens and providing space for casual, seated dining, a kitchen is fitted with modern, wood-effect units and granite-effect worktops. Appliances include an integrated oven, a ceramic hob, a fridge/freezer and a washer/dryer.

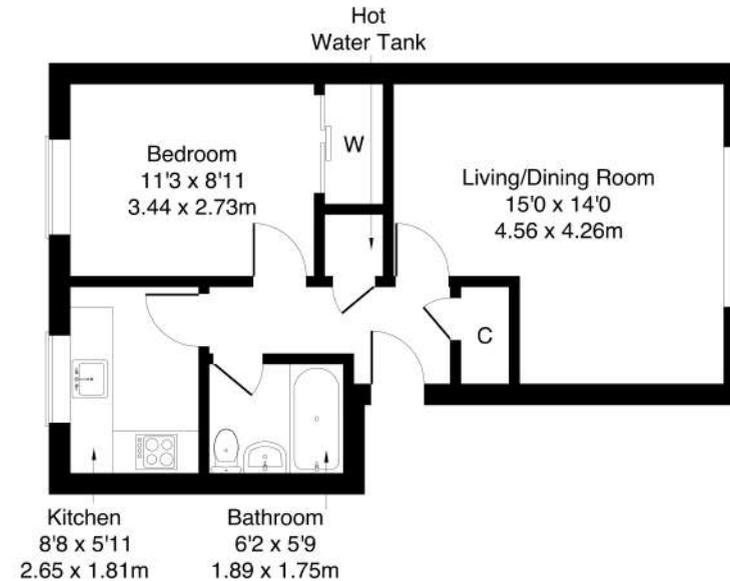
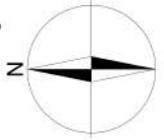
Also set to the rear, a good-sized, double bedroom is fitted with carpeted flooring and maximises floorspace with integrated wardrobe storage.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath and contemporary panel splash walls.



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Approximate Gross Internal Area: (474 sq ft - 44 sq m.)

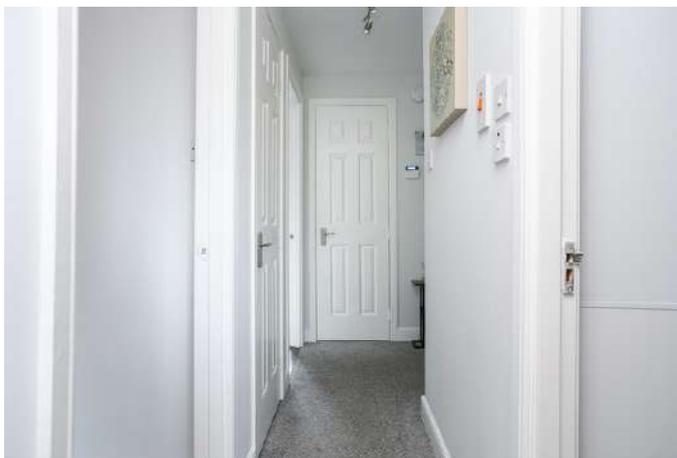


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Colinton is one of Edinburgh's most sought-after residential areas, set in the southwest of the city against the scenic backdrop of the Pentland Hills. Colinton Village has a good range of local shops, banks and restaurants, with supermarket shopping available nearby, including a Tesco at Colinton Mains Drive, a Morrisons at New Swanston, and a Co-op on Oxfgangs Road North. Proximity to the city bypass offers ease of commuting and links to

major retail parks such as Straiton, Hermiston Gait and The Gyle. There are many pleasant walks to be had including the Braid Burn path, Water of Leith and Colinton Dell, with several golf courses found in the vicinity. There are also excellent primary and secondary schools within the area, in both the state and private sectors, and good public transport links.





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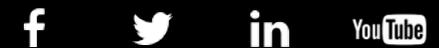
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Estate Agents and Solicitors



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