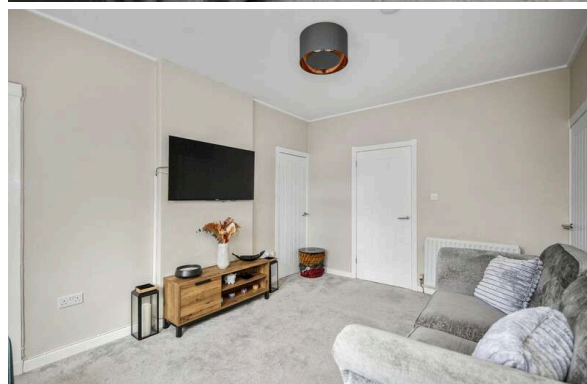




152 Colinton Mains Drive  
COLINTON MAINS | EDINBURGH | EH13 9BN

  
**warners**  
solicitors & estate agents





## 152 Colinton Mains Drive

COLINTON MAINS | EDINBURGH | EH13 9BN

Set in the heart of Colinton Mains, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented main door lower villa. Boasting private front and rear gardens, double glazing and gas central heating this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, bright garden facing lounge, contemporary kitchen with attractive units and access to the porch with direct garden access, third bedroom or ideal home office, spacious master bedroom with elegant en-suite shower room, second well-proportioned double bedroom and the flat is completed by a luxury bathroom with shower over bath. Externally the private front and rear low maintenance gardens are perfect for outdoor entertaining and al fresco dining with ample free on street parking available.

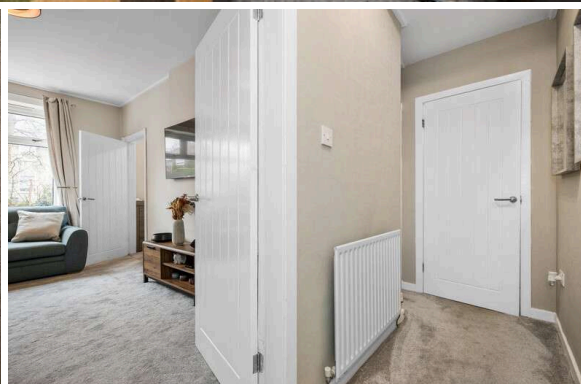
- Main door lower villa
- Private and communal gardens
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Three bedrooms
- Two bathrooms
- GCH & DG

Kitchen appliances and all curtains included. EPC rating C.

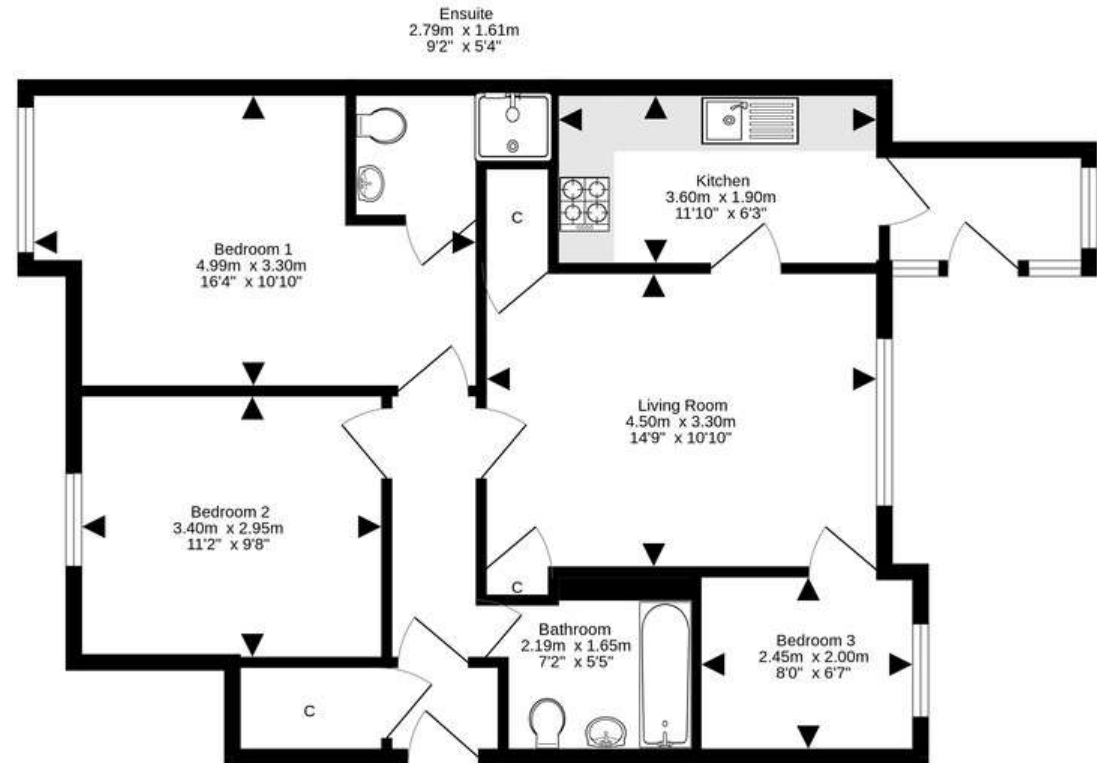
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Offering views of the Pentland Hills, the popular suburb of Colinton Mains promises a quiet, leafy setting just six miles south of Edinburgh city centre. The area is well-served by local amenities 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 include Oxbgangs Primary School and Firhill High School, whilst many of the capital's prestigious independent schools are also within easy reach. 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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