





## 211 Colinton Mains Drive, Colinton Mains, EH13 9AN

A bright and spacious four bedroom double upper flat benefitting from off street parking, private garden and shared drying green. The property is ideally placed for local amenities and easy access to the Pentland Hills.

- Double upper flat
- Lounge
- Kitchen
- Four bedrooms
- Bathroom
- Private rear garden
- Driveway
- EPC rating D

### ITEMS TO BE INCLUDED

Fridge and washing machine.

### VIEWING

By appointment with Coulter's.

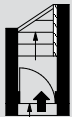




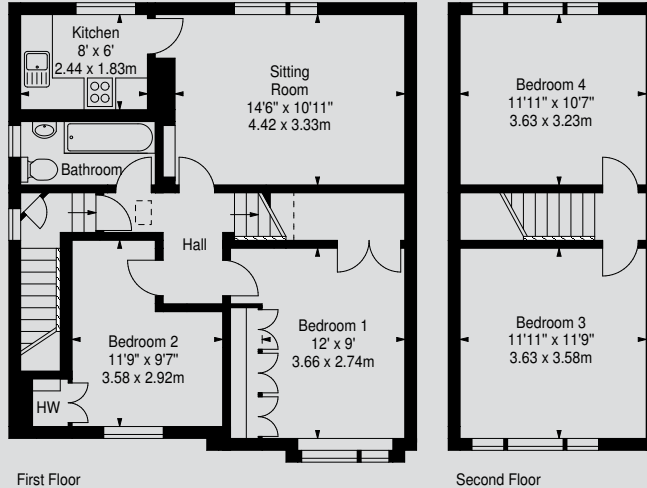
Colinton Mains Drive,  
Edinburgh,  
Midlothian, EH13 9AN



Approx. Gross Internal Area  
953 Sq Ft - 89.65 Sq M  
For identification only. Not to scale.  
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Ground  
Floor  
Entrance



3 Lochside Way  
Edinburgh  
EH12 9DT

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offers@coulters.io  
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#### TERMS & CONDITIONS

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.