

# ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341  
Email: [property@allingham.co.uk](mailto:property@allingham.co.uk)



espc

6/1 West Mill Road, EDINBURGH, EH13 0NX  
1 RECEPTION | 2 BEDROOMS | 2 BATHROOMS | EPC: C

A well presented ground floor flat with private south-west facing patio located in a peaceful development in one of Edinburgh's most sought-after residential area. Situated in the conservation village of Colinton, which is over 900 years old, and lies approximately 5 miles south west of the city centre of Edinburgh, this two bedroomed home offers spacious accommodation presented in move-in condition.

Many local services and shops are available in Colinton Village including a Co-op, health centre, pharmacy, post office, as well as pubs and restaurants and there is good supermarket shopping and other facilities available within a short drive at Hermiston Gait and The Gyle.

The property is well located for access to Heriot Watt and Napier Universities and excellent public transport operates to many parts of the city with a frequent bus service serving the city centre with the City of Edinburgh Bypass providing additional links to the Airport and central Scotland's motorway network.

The tranquillity of the Water of Leith and nearby Colinton Dell is on hand offering a mixture of mature woodland for recreation. Spylaw Public Park is situated in the beautiful surroundings of the Dell with many features including a children's play area along with tennis and sports centre, bowling clubs , and various golf clubs all close by.

#### Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

#### Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





## Accommodation

Bright and spacious south-west facing lounge with dining area, coal effect electric fire and French doors to patio

Fully fitted kitchen with a range of wall and base units, stainless steel sink, electric oven, gas hob and extractor, integrated dishwasher and washing machine and a freestanding fridge/freezer.

Main bedroom with en-suite shower room and fitted wardrobe

Double bedroom with fitted wardrobe

Beautifully appointed bathroom, fully tiled with a modern white 3 piece suite with shower over bath, folding shower screen and chrome heated towel rail

Private south-west facing patio

Gas Central Heating and Double Glazing throughout

Ample space for bike storage in two secure underground bike stores

Private parking in a gated underground car park

Set in lovely manicured communal garden grounds

## Extras

Curtains, blinds and ceiling lights



# ALLINGHAM & CO

traditional values | modern practice

## ALLINGHAM & CO OFFICES

MARCHMONT – PROPERTY CENTRE:  
134 Marchmont Road, Edinburgh EH9 1AQ  
TEL: 0131 447 9341

COLINTON:  
9 - 15 Bridge Road, Edinburgh EH13 0LH  
TEL: 0131 447 9341

BUCKSTONE:  
4A Buckstone Terrace, Edinburgh EH10 6PZ  
TEL: 0131 447 9341

Fax Property – 0131 452 9383  
Email Property – [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
85m<sup>2</sup>

