



27 Colinton Mains Grove
EDINBURGH
EH13 9DG

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Well presented 2/3 bedroom lower villa set on a quiet residential street close to an excellent range of amenities including Tesco Supermarkets, post office, regular bus links, and schooling.

Boasting a bright rear westerly aspect, this beautifully presented family home offers flexible, light and generous interior with excellent storage. In brief the accommodation comprises: welcoming entrance hall, spacious living room with patio doors allowing direct access to private garden, dining room/bedroom 3 off the living room, well fitted modern kitchen, 2 further bedrooms to the front and family bathroom with shower. Presented in move-in condition, the tastefully decorated interior also benefits from gas central heating complemented by the installation of double glazed windows.

There is a private garden to the front with a private section of garden to the rear.

Property Features

Beautifully Presented

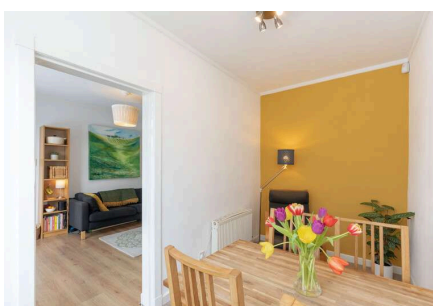
Flexible Accommodation

Ground Floor

2/3 Bedrooms

Private Driveway

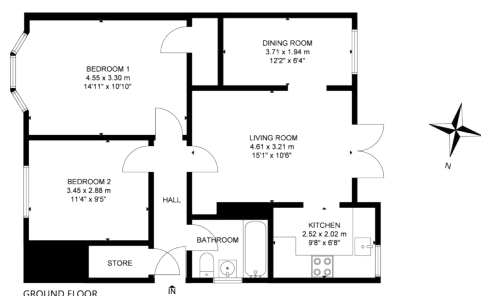
Attractive Shared Garden







Colinton Mains is a quiet residential area within a few miles of the city centre. There are excellent local amenities close by including, a Tesco Superstore, Post Office and local shops. Colinton Mains is well served for both primary and secondary schools. Its proximity to the city bypass makes it ideal for the commuter with links to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary and the Queensferry Crossing. There are also regular bus services to and from the city centre.



27 COLINTON MAINS GROVE, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 146 SQ FT / 13.5 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Extras

The items included in the sale of the property are the fitted floor coverings and light fixtures and fittings.

AS Anderson
Strathern

Find out more

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andersonstrathernproperty.co.uk

Notes

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. Offers should be faxed to 0131 270 7778 in the first instance. 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 Combined 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 Combined Standard Clauses.

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