



lindsays

30b West Mill Road
Colinton, EH13 0NX

"An impressive and rarely available semi detached villa which benefits from large mature private gardens and double garage"

- Entrance vestibule
- Welcoming hall
- Well presented sitting room with fireplace and lovely outlook onto private garden
- Family room with superb open plan modern fitted kitchen with island and formal dining room which gives access to private decking and rear garden
- Utility room with window
- Master bedroom with en-suite bathroom
- Four further well proportioned double bedrooms (one of which has a private balcony)
- Family bathroom
- Separate shower room
- Gas central heating and double glazing
- Excellent storage
- Large driveway which provides parking for multiple vehicles
- Double garage
- Large mature private rear garden with decking
- On street parking

EPC Rating C

OFFERS OVER £910,000



Description

An impressive and rarely available semi detached villa which occupies a large plot and benefits from large mature private gardens, double garage and large driveway which provides parking for multiple vehicles. The property provides spacious and flexible family accommodation over two floors and is situated in quiet street in highly regarded and sought after residential area. This spacious family home extends to over 3000 square feet (including the double garage) and in brief accommodation comprises; entrance vestibule; welcoming hall with staircase which rises to the first floor landing. On the ground floor, there is a spacious and well presented sitting room with fireplace and lovely outlook onto the private rear garden; there is a spacious family room which is open plan to superb modern fitted kitchen with island and formal dining room which gives access to the attractive private rear garden; there is a useful utility room with window and a shower room which completes the ground floor accommodation. On the first floor there is a spacious landing; a master bedroom with en-suite bathroom with separate shower and four further well proportioned double bedrooms (one of which could be utilised as a delightful reception room and leads to private balcony) and a family bathroom completes the first floor accommodation. The property benefits from gas central heating, double and triple glazing and excellent storage. To the front of the property there is a large driveway which provides off street parking for multiple vehicles and leads to a double garage which houses gas central heating boiler and water tank and provides excellent storage. To the rear of the property there is a large enclosed mature private garden which enjoys a high degree of privacy and is predominantly laid to lawn, child friendly and ideal for entertaining. An early viewing is highly recommended.

Area

Colinton is a designated conservation area through which the Water of Leith runs. The area retains much of its original village charm, with a selection of speciality shops. Further facilities can be found at Craiglockhart and Morningside, both locations being easily accessible. Leisure facilities include golf courses, a fitness club, indoor and outdoor tennis and enjoyable walks over the nearby Pentland Hills. Schooling is well represented from nursery to senior level, both in public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

Viewing

By appointment contact Lindsays on 0131 229 4040



West Mill Road,
Edinburgh,
Midlothian, EH13 0NX
 SquareFoot
 Approx. Gross Internal Area
2038 Sq Ft - 222,84 Sq M
 Approx. Gross Internal Area
427 Sq Ft - 39,67 Sq M
 For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.