



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**151 Colinton Mains Road**

Edinburgh EH13 9BX



# 151 Colinton Mains Road

Located in popular Colinton Mains, close to the Pentland Hills and local amenities, this lovely three bedroom lower villa, offers great proportions, in ready to move into condition. Set on a prime corner position, the property also, boasts a substantial private garden, with gate access, to provide off street parking.

The front door, opens into a welcoming hallway. Positioned to the rear is a stylish lounge, with large picture window, enjoying a south-east aspect and overlooking the rear garden. The lounge is conveniently placed between a well-appointed kitchen and dining room or third bedroom. There are a further two double bedrooms positioned to the front, with the larger one featuring a bow bay window and finally, a modern three piece bathroom, featuring an over-bath shower. Outside, there is a large private front garden with access for off street parking and to the rear a shared drying green, plus additional private garden area.



## Property Summary

- Located in the popular Colinton Mains area
- South-east facing lounge
- Stylish kitchen
- Dining room or third bedroom 3
- Two double bedrooms
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Front garden/driveway
- Rear shared drying green & private garden plot with shed
- EPC Rating - C | Council Tax Band - D

Home Report Value - £230,000









Lower villa on  
prime corner  
plot in popular  
Colinton Mains





Externally, there is a large front garden with gravel drive, for parking for two vehicles. To the rear there is a shared drying green & private garden plot with shed

Extras: fitted floors, light fittings, curtains, blinds, electric hob, oven, extractor hood and garden shed, to be included in the sale.



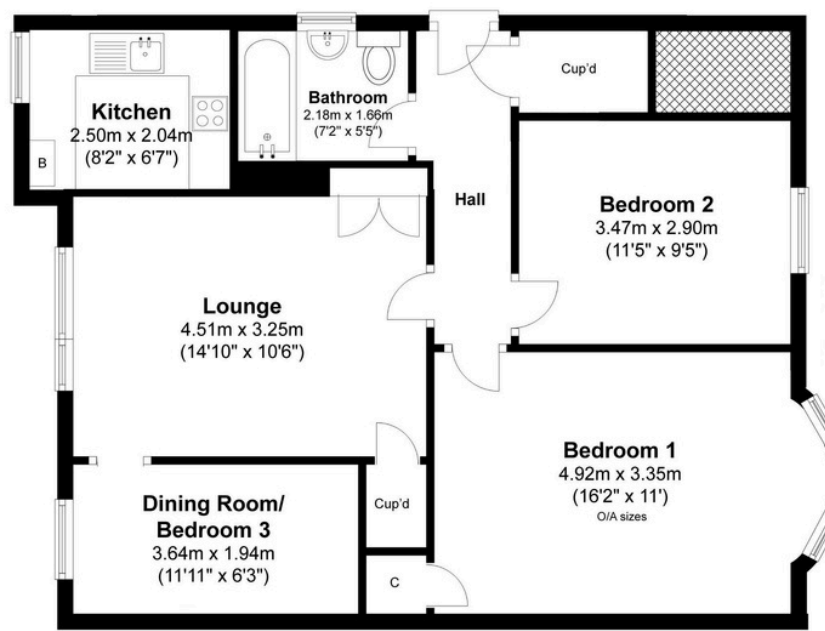
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### Ground Floor

Approx. 69.4 sq.metres (747.0 sq. feet)



## Location

Colinton Mains is a very popular residential area, sandwiched between the highly regarded areas of Colinton and Fairmilehead, which are all located South of the City centre. There are an excellent selection of local amenities, including a large Tesco store, post office, library and medical centre, as well as a wide choice of schooling, from primary through to secondary. Edinburgh Napier University's Craiglockhart campus is a 15 minute walk. Various parks can be found nearby, and it's just a short drive to the Pentlands Regional park, which offers, golfing, fishing, horseriding, dry slope skiing and fabulous walks. Excellent transport links within the area, including a regular bus service and fast, easy access to the city by pass linking to all the major road networks, Edinburgh International Airport and the Gyle Business Park.



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#### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.