





## Location

This 3 bedroom, ground floor flat is situated in Dreghorn, a popular residential area in between the picturesque conservation village of Colinton and Oxcgangs, just South West of the City Centre.

Within the nearby Colinton village, there are many local services including a Co-op, health centre and pharmacy, speciality shops, a library, pubs and restaurants. There are a number of larger supermarkets in the nearby area and several retail outlets within a short drive.

Leisure facilities are in abundance and include tennis and bowling clubs in the village itself, a tennis and sports centre at Craiglockhart, and several golf clubs. For walking and other outdoor pursuits, the spectacular Pentland Hills regional park and Bonaly Country Park are close by. Leisurely walks or cycles can be enjoyed in the tranquil Water of Leith walkway and nearby Colinton Dell which run through the village.

The property is excellently located for access to Heriot Watt and Napier Universities and schooling is catered for from nursery to senior level in both the public and private sectors.

Edinburgh City Bypass is close by for access to the motorway network and there are several bus services from Colinton to the city centre and surrounding areas.

## Home Report

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







### Accommodation

Entrance hallway with storage cupboards

Living room with patio doors to garden

Utility/storage area

Kitchen

Three bedrooms

Bathroom with shower over bath, wash basin, WC & vanity units

### Extra Features

Gas central heating

Double glazing

Secure entry system

Communal garden

External storage cupboard (1m x 4m)



### 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.

# ALLINGHAM&CO

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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

