



Fixed Price

£227,000

182 Colinton Mains Road

Colinton Mains | Edinburgh | EH13 9BU

Set within the popular residential area of Colinton Mains, is this well presented three bedroom upper villa. Located close to local amenities, transport links and green spaces, the property offers bright, well proportioned accommodation complemented by a private rear garden and a driveway. With its appealing layout and outdoor space, this attractive home is likely to appeal to first time buyers, professionals and young families alike.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private rear garden
-  Driveway
-  EPC rating – C
-  Council tax band - D



Description

From a private front entrance stairs lead to the first floor with the accommodation briefly comprising of a naturally lit welcoming hallway, light and airy lounge with storage and pleasant outlook, stylish kitchen with a range of sleek grey wall and base units with wooden worktops and splashback tiling, two double bedrooms with storage, a single bedroom which would make an ideal home office, and a modern fully tiled bathroom with crisp white suite, overhead rainfall shower and heated towel rail. There is also a partially floored attic with planning permission in place to create two further bedrooms and a shower room. The property also benefits from gas central heating and double glazing.



Extras

Included in the sale will be the electric oven and hob, washing machine, dishwasher, greenhouse and garden sheds.

Gardens and parking

To the rear of the property is a delightful private garden laid to lawn, offering an ideal space for relaxing, dining and entertaining in the warmer months. A driveway provides convenient off street parking and unrestricted on street parking is also available.

Viewing

By appointment through Neilsons (0131 625 2222).





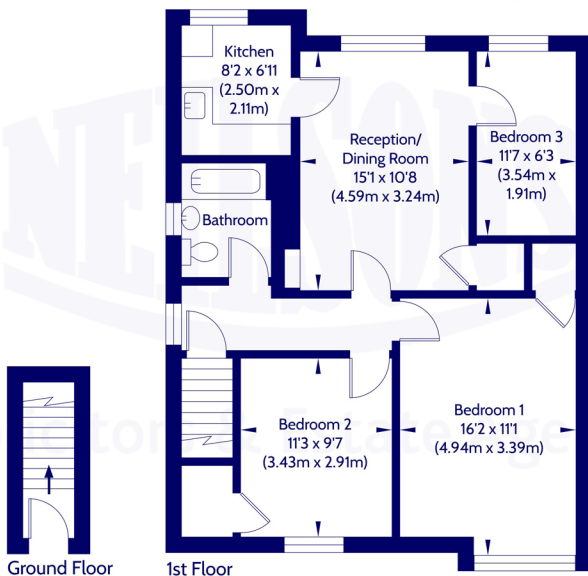
Location

Colinton Mains lies to the south-west of Edinburgh with excellent bus services to the City Centre and surrounding areas together with quick and convenient commuting by way of the City Bypass which in turn leads to major roads and motorway networks. The area is served by good local day to day shops including Morrisons, Tesco and Aldi supermarkets. Colinton Mains is situated near to the open recreational spaces at Colinton Mains Park and the Braidburn Valley Park, and excellent schooling is available from primary to senior level.





Approx. Gross Internal Floor Area 75.42 Sq M / 812 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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