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Offers Over

£190,000

50 1F1 Spylaw Street

Colinton | Edinburgh | EH13 0JS

A characterful and meaningfully upgraded one-bedroom flat in the heart of Colinton village, one of Edinburgh's most sought-after residential addresses.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared rear garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - B



Description

Colinton is among the few places in Edinburgh where the pace of village life sits in genuine harmony with the connectivity of a capital city. The Water of Leith Walkway, the Pentland Hills Regional Park, and a well-served local village centre are all within immediate reach, whilst the City Bypass provides swift access to the wider Edinburgh road network, and a direct bus service connects residents seamlessly to Edinburgh Airport.

Set within a well-maintained traditional stone-built tenement on one of the village's most established residential streets, this first floor flat offers accommodation of considerable character and a standard of finish that reflects a thoughtful and considered programme of improvement.

The lounge/diner is a well-proportioned reception room, benefiting from a pleasant front-facing aspect and excellent natural light. A traditional shelved Edinburgh press cupboard and an attractive gas fireplace together create a focal point of genuine warmth and period authenticity, qualities that define the best of Edinburgh's traditional tenement stock.

The kitchen is well-appointed throughout, with a good range of integrated and freestanding appliances including electric hob, oven, extractor hood, freestanding fridge and washing machine, complemented by ample worktop and cupboard space.

The double bedroom is positioned to the rear of the property, enjoying an open outlook over mature greenery beyond which the Water of Leith runs below.

The bathroom is fitted with a rainfall shower over bath, heated towel rail and partial tiling.

The property has been upgraded beyond standard tenement specification, with new internal insulation and high-performance secondary glazing installed to deliver materially superior thermal efficiency and reduced utility costs.



Gardens & Parking

Additional benefits include a private storage cupboard within the communal close, access to a beautifully maintained shared rear garden, and on-street parking for both residents and visitors.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and extractor hood, freestanding fridge, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.



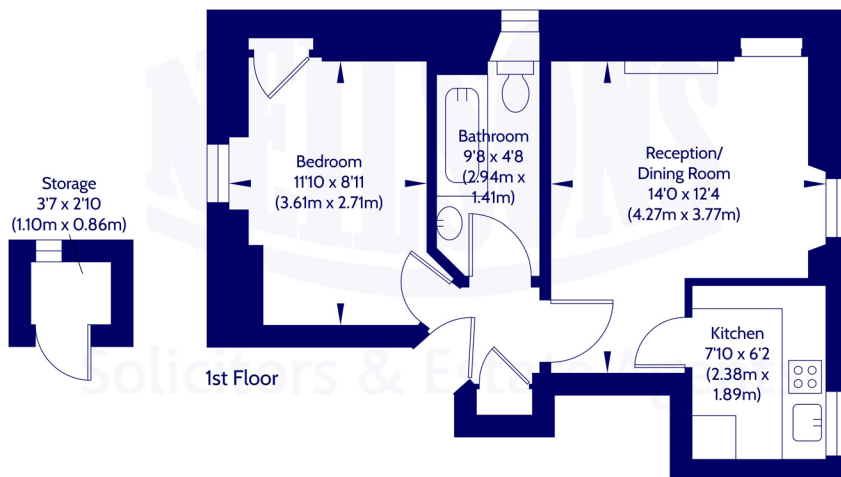


Location

Spylaw Street forms part of the highly regarded residential district of Colinton, a picturesque and historic area known for its village charm and attractive surroundings. Conveniently positioned for access to the City of Edinburgh Bypass linking the main Scottish motorway network system and Edinburgh International Airport, the location is ideal for commuters. Excellent public transport provides frequent access to the City Centre and surrounding districts, with a direct bus service to the airport and journey times of around 10 minutes into the city centre. Many local amenities can be found in Colinton Village, with further shopping available at the nearby Gyle Shopping Centre and Hermiston Gait. The area is well placed for the outdoor enthusiast and the property is within close proximity to the spectacular Pentland Hills Regional Park and Bonaly Country Park. The tranquillity of the Water of Leith and nearby Colinton Dell are also on hand, offering a mixture of mature woodland where delightful walks and cycles can be enjoyed. Schooling is well-catered for from nursery to secondary level in both the public and private sectors, and the Edinburgh Napier University campuses are a short drive away.



Approx. Gross Internal Floor Area 35 Sq M / 374 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.



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