



Offers over £425,000

49/2 West Mill Road, Edinburgh, EH13 0NZ



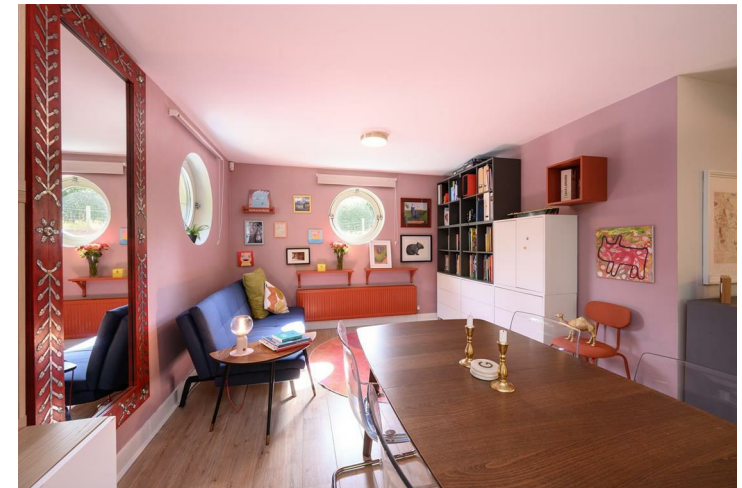
1



3



2



Beautifully presented Three-bedroom First Floor Flat with Single Garage Overlooking The Water of Leith

A beautifully presented three-bedroom first floor flat tucked away in a peaceful corner of Colinton Village overlooking The Water of Leith offering a wonderful combination of city living and country life.

Entrance Hall; Large Triple Aspect Living Dining Room; Balcony Overlooking Water of Leith; Contemporary Dining Kitchen; Principal Bedroom with En Suite Shower Room; Two Further Generous Double Bedrooms; Family Bathroom with Separate Shower; Utility Room; Double-Glazing; Gas Central Heating; Single Garage; Shared Garden Grounds; Direct Access to Water of Leith Walkway; Peaceful, Secluded Riverside Location; Close to Colinton Village.

ACCOMMODATION (WIDEST POINTS)

Living Room/Dining Room

30'2" x 14'4" (9.22 x 4.39)

Kitchen

14'2" x 11'6" (4.32 x 3.53)

Principal Bedroom

14'2" x 12'9" (4.34 x 3.89)

Bedroom 1

14'2" x 9'6" (4.32 x 2.90)

Bedroom 2

14'2" x 9'8" (4.34 x 2.97)

LOCATION

West Mill Road is a small development of modern homes tucked away at the end of a lane and sits alongside the babbling Water Of Leith. A short walk will bring you to historic Colinton Village, which offers a range of independent retailers and restaurants. More extensive amenities can be found in Morningside and Bruntsfield, whilst there is a large Tesco superstore in Colinton and a Morrisons at Swanston. There are golf courses nearby at Kingsknowes, Baberton and Braid Hills, whilst the wide open spaces of The Pentland Hills Regional Park can be accessed nearby at Bonaly. Regular buses run along Woodhall Road giving access to the city centre, whilst Kingsknowe Rail Station is approximately 1.3 miles away. For the motorist the City Bypass is conveniently close by and offers rapid links to the A1, M8 and M9.

EXTRAS

White Goods included in the Sale

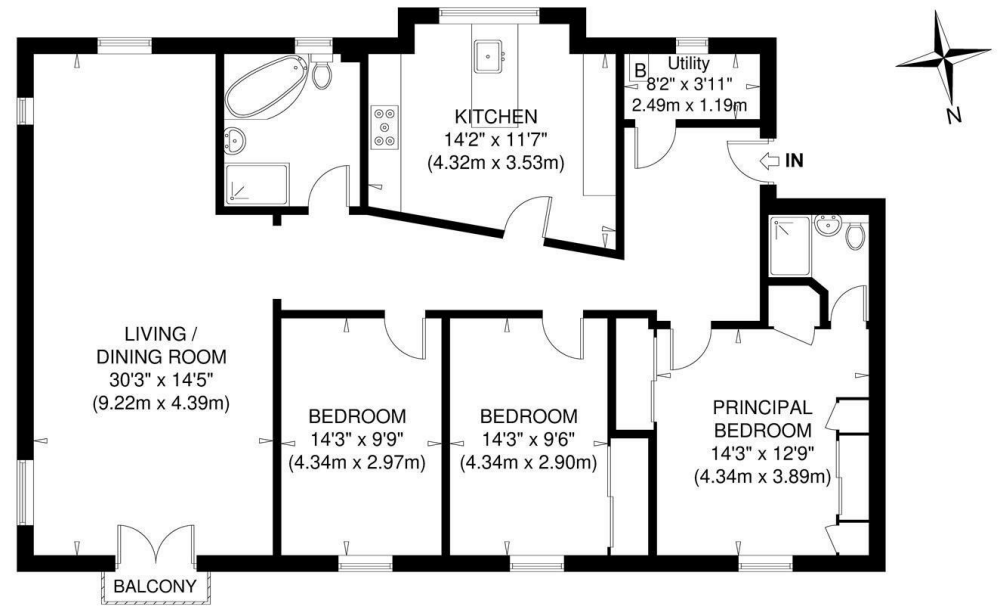
EPC RATING

B

VIEWING

By appointment only please Telephone: 0131 554 6244





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 136.9 SQ M / 1473 SQ FT

WEST MILL ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 136.9 SQ M / 1473 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.