





Welcome

Welcome to Colinton Mains Road, nestled within a peaceful cul-de-sac setting in an established residential area, this three-bedroom, main door upper villa presents an excellent opportunity for first-time buyers, downsizers or investors seeking a property with fantastic potential. While the property would now benefit from a programme of upgrading and modernisation, it offers well-proportioned accommodation, a private rear garden, off-street parking and a garden shed. This property represents a fantastic opportunity to acquire an affordable home in a highly desirable residential location with the potential to add significant value through refurbishment. An early viewing is highly recommended.

- Main door entrance
- Staircase to upper landing
- Living room with kitchen and bedroom three off
- Two further double bedrooms
- Bathroom presented as a shower room
- Hatch to attic storage - please note the bath in the attic will not be removed
- Single glazing
- Gas central heating
- Private garden to the rear and to the side
- Off street parking to the front with further on street parking available







Colinton Mains

Colinton Mains Road is a popular residential address lying to the south-west of Edinburgh, offering an excellent balance of peaceful suburban living and convenient access to the city centre. The area benefits from a wide range of local shops, supermarkets, cafés and everyday amenities, while nearby Colinton Village and the Pentland Hills Regional Park provide beautiful green spaces and scenic walking routes. Excellent public transport links operate nearby, with easy access to the City Bypass, Edinburgh Airport and the central motorway network. The area is also well served by reputable schooling, making it an attractive choice for a wide range of buyers.

Extras

All fixtures & fittings in the property are included in the sale price.





Get in touch

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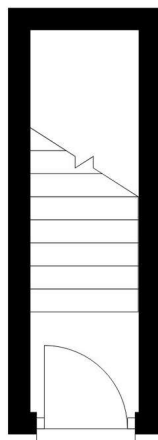
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

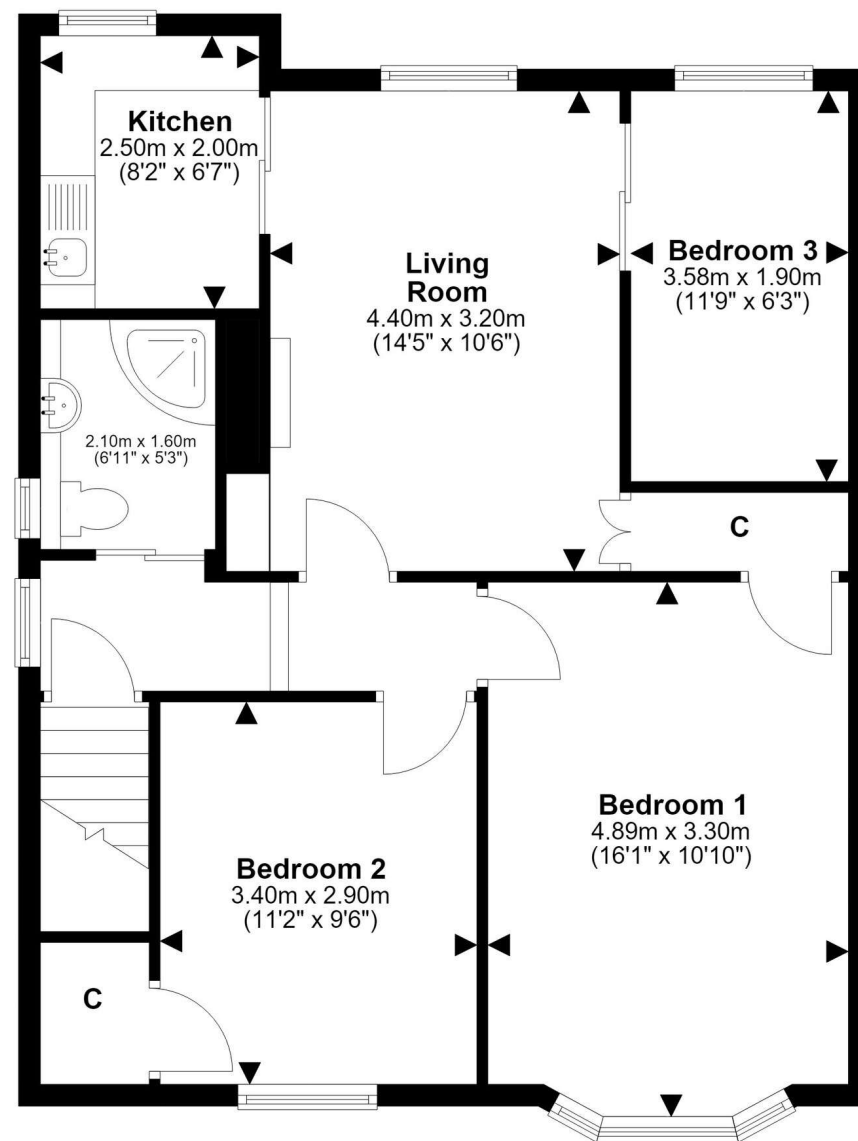
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.