



52/4 Spylaw Bank Road

COLINTON | EDINBURGH | EH13 0JE



MURRAY
BEITH
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52/4 Spylaw Bank Road is a 1-bed home situated in the sought-after Colinton area. Offering newly refurbished, bright and spacious accommodation and set within attractive grounds, the property forms part of a historic 'U' shaped Scots Renaissance Style Alms-house building dating back to 1898.

Set across two floors, this property benefits from a dual-aspect living and dining room with a fireplace, a modern galley-style kitchen and a large dual-aspect double bedroom with an en-suite bathroom. A private garden is accessed via the back of the property, and the property also enjoys access to a large communal green space.

- Features:
- Spacious flat set over two floors
- Part of a traditional building
- Private main entrance
- Double-aspect living/dining room with fireplace
- Under-stair storage cupboard
- Modern galley-style kitchen
- Large dual-aspect double bedroom
- En-suite bathroom with an overhead shower
- Guest WC and storage cupboard
- Private garden plus communal garden
- On-street parking
- Gas central heating
- Factor Fee: Approx £170pcm
- Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen".

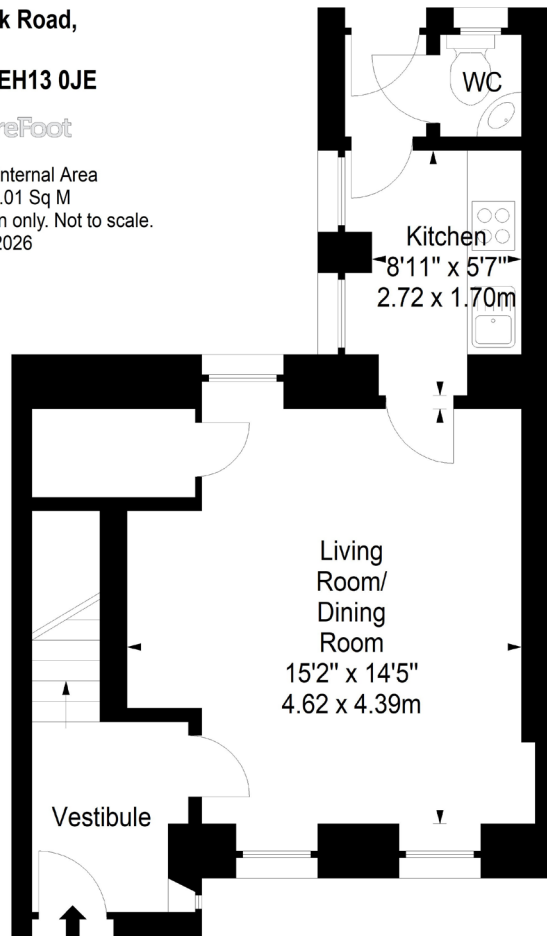
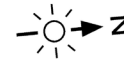




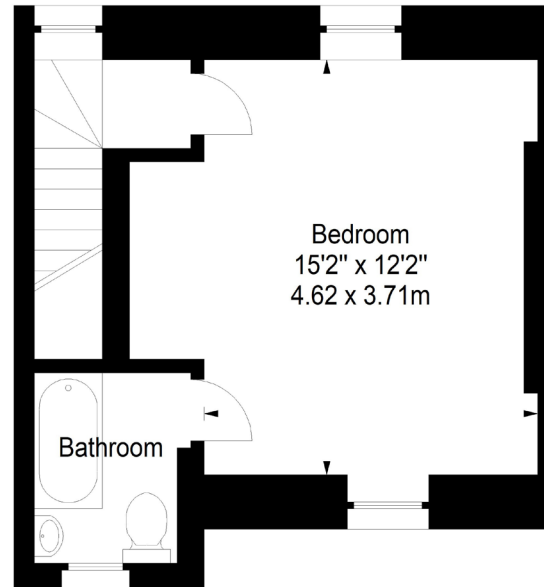
Spylaw Bank Road,
Edinburgh,
Midlothian, EH13 0JE



Approx. Gross Internal Area
689 Sq Ft - 64.01 Sq M
For identification only. Not to scale.
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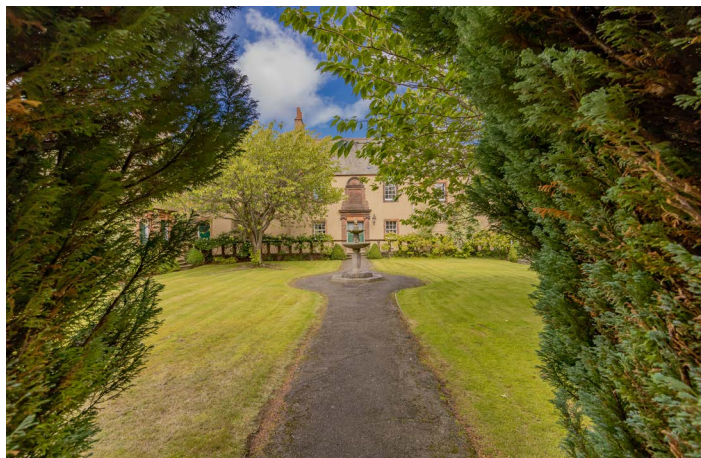
Ground Floor



First Floor

Location

Colinton is a historic village located approximately 4 miles southwest of the City Centre. It is known for its leafy surroundings, pleasant walks and thriving community. There is easy access to the city bypass and the road network beyond as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing. The city bypass also provides access to popular out of town retail parks at Straiton and The Gyle. Local schools include Bonaly primary and Firrhill High School. Private schools nearby include George Watsons College and Merchiston Castle School. Walks through Colinton Dell along the Water of Leith and in the Pentland Hills are accessible on foot and leisure facilities are available at the nearby Craiglockhart Sports & Leisure Centre. Local shopping facilities are available within Colinton Village itself with further shopping facilities including Tesco at Colinton Mains and Morrison's at Hunters Tryst.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise.
2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2026 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves.
5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.