



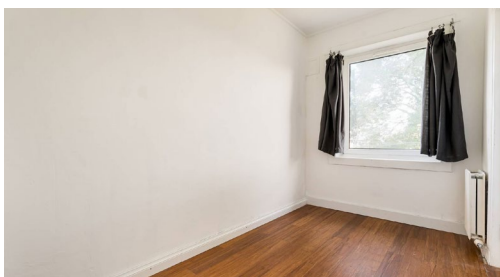
113 Colinton Mains Grove
Colinton Mains, Edinburgh, EH13 9DE

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule with stairs to upper level.
- Reception hall with access to attic.
- Good sized living room with feature fire.
- Fitted storage cupboard.
- Modern fitted kitchen with solid wood worktops.
- Generously proportioned double bedroom.
- Good sized storage cupboard.
- Views to Pentlands.
- Further double bedroom with fitted storage.
- Single bedroom.
- Modern fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Solid hardwood throughout (bamboo, with an easy-clean varnish).
- Driveway to side leading to workshop.
- Private gardens with decking area at rear.
- Home office in rear garden.
- Communal drying area.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

An upper villa situated within the popular Colinton Mains district of the city within easy reach of an excellent range of local amenities and a short journey to the south of Edinburgh city centre. The property would be ideal purchase for a first-time buyer/young couple or perhaps letting purposes.

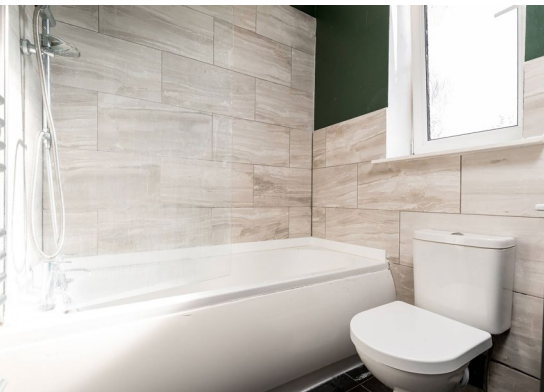
LOCATION

Colinton Mains is an extremely popular residential area located to the south of the city centre. Good local shops provide for all day-to-day requirements including a Tesco superstore within walking distance, as well as an Aldi nearby at Oxfangs and Morrison's at Hunter's Tryst. More extensive shopping can be found at nearby Morningside and at the Gyle Shopping Centre, which is within a short drive. There is a library and GP / doctor's surgery within the vicinity. Schooling is well represented from nursery to senior level. Leisure facilities include many public parks, golf courses, Hillend Ski Centre and the Pentland Hills National Park. Regular bus services take you to and from the city centre and many suburbs. The city by-pass is a few minutes away giving access to main motorway networks.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

D.
APPROXIMATELY 1.6 MILES TO SLATEFORD TRAIN STATION.
APPROXIMATELY 8.5 MILES TO EDINBURGH AIRPORT.
WITHIN 200 METRES.

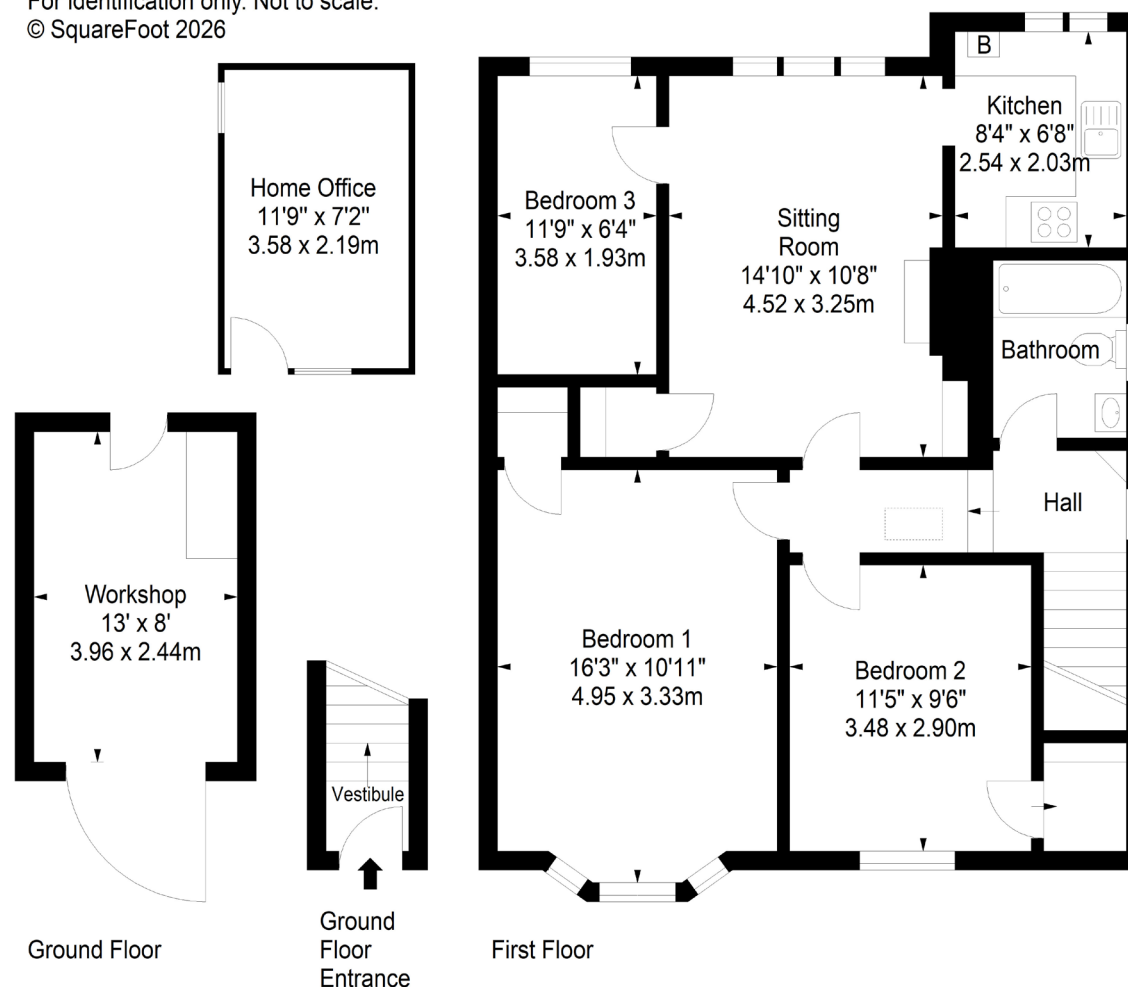
EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER-HOOD, FREESTANDING FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND BOSH TUMBLE DRYER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. THE WORKSHOP AND HOME OFFICE IN THE REAR GARDEN WILL BE INCLUDED IN THE SALE PRICE. PLEASE NOTE THE GAS FIRE IN THE LIVING ROOM WILL NEED TO BE SERVICED BEFORE USE.



**Colinton Mains Grove,
Edinburgh,
Midlothian, EH13 9DE**



Approx. Gross Internal Area
795 Sq Ft - 73.86 Sq M
Workshop
Approx. Gross Internal Area
104 Sq Ft - 9.66 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.