



## Location

This top floor flat is situated in a tranquil and leafy modern development, in the Colinton area, just South of the city centre. There are excellent local amenities including a Tesco Express, Sports Complex, gyms, pharmacy, post office, hairdressers and a bar/restaurant, which are all within a short walk.

Nearby are the popular areas of Bruntsfield and Morningside which have a wealth of cafes, bars, restaurants and specialist shops. The property has delightful open views and the area boasts a wide variety of green spaces for walks including the nearby Union Canal & Craiglockhart Pond and Hill. There are also a number of golf courses and the tennis and sports centre are only a short walk away. There are excellent transport links to and from the city centre and beyond, comprising buses and trains, with Slateford Railway Station is only a short walk away. The city bypass is easily accessed, leading East and West towards the major road networks of central Scotland and further afield.

Local schooling from nursery to secondary level is well catered for in both the public and private sectors. For further education, Napier University is nearby and both Heriot Watt and Edinburgh University are only a short journey away.

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)





## Accommodation

Livingroom

Dining Room

Fitted Kitchen with Washing Machine, Cooker, Hob, Cooker Hood, Fridge Freezer and additional cupboard. The kitchen items are believed to be in good working order though their condition is not warranted.

3 Bedrooms

Bathroom with WC, wash basin and bath with shower.

**\*\*This property is sold fully furnished and all furnishings are included in the price \*\***

## Key Features

Additional dining room

3 good sized bedrooms

Gas central heating

Established residential area

Garden to rear

Residents permit parking

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.

# ALLINGHAM&CO

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## ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

