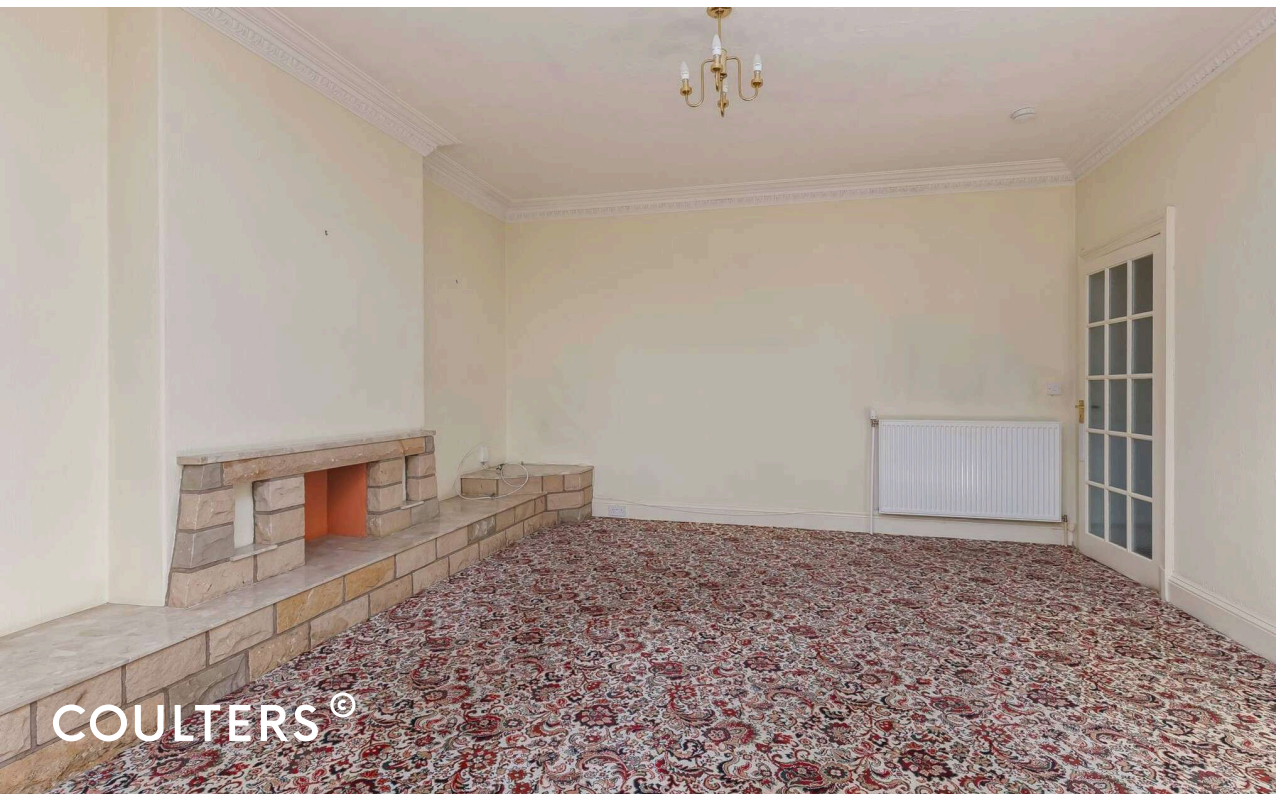


COULTERS[©]

330 LANARK ROAD

COLINTON, EDINBURGH, EH14 2LH

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Offering generous proportions, period character and excellent potential, this substantial semi-detached house occupies an established residential setting in Colinton. Much loved by the same owners for many years, the property is now ready for its next chapter, presenting an exciting opportunity for a new owner to modernise and create a wonderful home tailored to their own tastes. The house retains a number of attractive traditional features and benefits from three spacious double bedrooms, private gardens to the front and rear, a driveway and a garage.

KEY FEATURES



Impressively proportioned semi-detached house.



Three generously sized double bedrooms.



Private gardens to the front and rear.



Garage and drive with parking for 1-2 cars.



Located in the popular area of Colinton to the west of the city centre.



Local amenities nearby.



EPC Rating - D



Council Tax Band - G



The smart front entrance opens into a vestibule and, in turn, a spacious central hallway with a staircase leading to the first floor. The south-east-facing, bay-windowed sitting room lies to the front of the property, with the large window allowing plenty of natural light into the room. Decorative cornicing and wood panelling around the windows add character, while the generous proportions provide ample space for comfortable seating. To the rear, a similarly spacious dining room enjoys an outlook over the garden, with a fireplace creating an attractive focal point. The kitchen is also positioned to the rear and is fitted with a range of wall and base-mounted cabinetry, incorporating an electric hob and double oven. A door provides direct access to the garden. A large storage area and a separate cloakroom/store offer useful additional space on the ground floor.





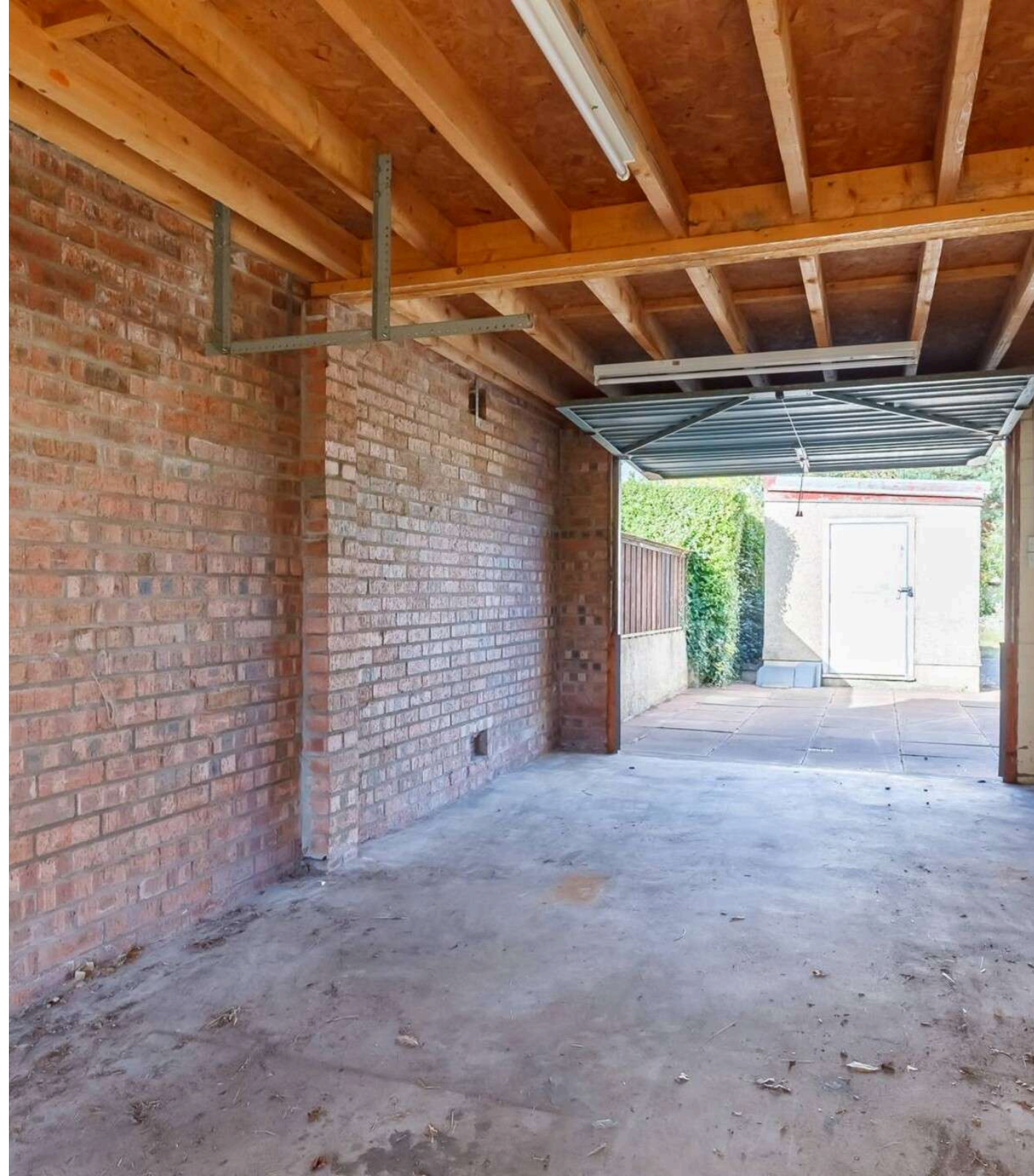
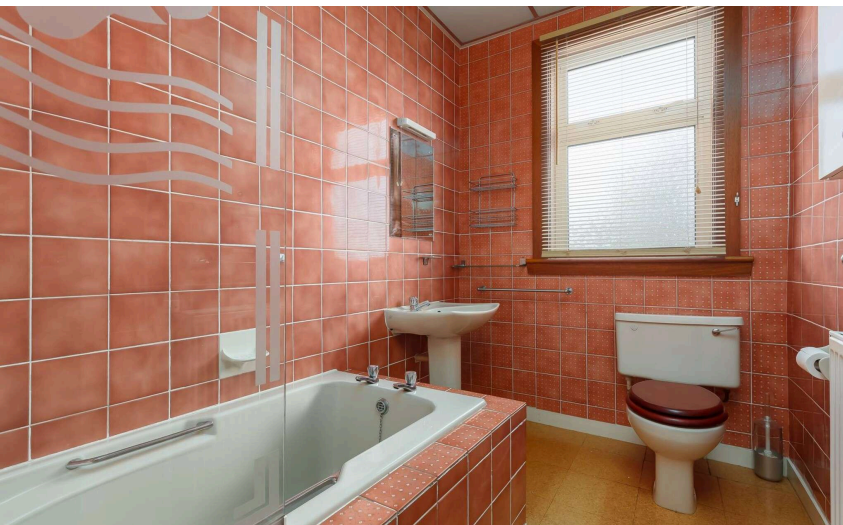
CONTINUED...

Upstairs, there are three generously proportioned double bedrooms. The principal bedroom features a large bay window, fitted wardrobes extending along one wall and an additional storage cupboard. The second double bedroom enjoys a pleasant outlook over the rear garden and also benefits from fitted wardrobes and a wash hand basin. The third double bedroom is positioned to the front and has low-maintenance laminate flooring. A bathroom and separate WC complete the first floor. The property benefits from gas central heating and double glazing throughout.

To the front, the garden is mainly laid to lawn, with a private driveway, garage and pathway leading to the entrance. The long, private rear garden is also predominantly laid to lawn, with a patio area and an outbuilding providing useful additional space. The garage has up-and-over doors at both ends, allowing access between the front and rear gardens. In addition to the private driveway, unrestricted on-street parking is available.

With its generous room sizes, traditional features and scope for modernisation, this is a home offering considerable potential in an established Colinton setting.









THE LOCAL AREA

Colinton is a highly desirable and picturesque residential area located in the south-west of Edinburgh, nestled at the foot of the Pentland Hills. It is perfect for those seeking a peaceful, suburban lifestyle whilst still living within easy reach of the city. The high street offers a range of amenities, including independent shops, post office, pharmacy, cafes, restaurants and several popular pubs.

The Pentland Hills and Water of Leith are both on the doorstep making it an ideal location to enjoy outdoor activities such as cycling, walking, and running. There is also a popular local tennis club and an excellent selection of golf courses in the surrounding area. Colinton has a friendly and close-knit community, with a mix of young families, working professionals and retirees.

The property sits in the catchment for Currie Primary School and Currie Community High School. Private schools can easily be reached by car or via the regular bus services that are available. The City Bypass can be reached in just five minutes which provides a quick connection to the M8 and M9 and Edinburgh Airport.

EXTRAS

All carpets, curtains, light fittings and kitchen appliances are included in the sale.

Due to the nature of the sale, no warranties can be provided.

HOME REPORT VALUATION: £575,000

Lanark Road,
Edinburgh,
Midlothian, EH14 2LH



Approx. Gross Internal Area
1794 Sq Ft - 166.66 Sq M
Garage & Out Building
Approx. Gross Internal Area
416 Sq Ft - 38.65 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.