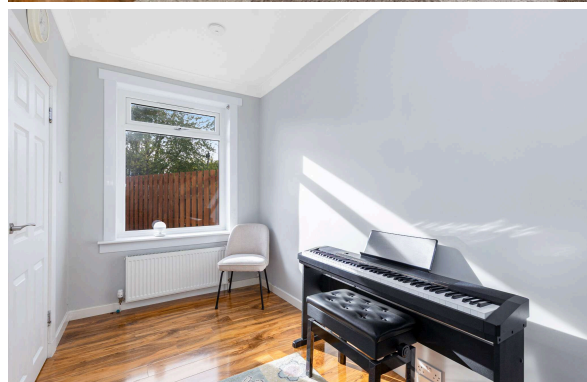




12 Colinton Mains Place
COLINTON MAINS | EDINBURGH | EH13 9AX


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solicitors & estate agents



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Situated on Colinton Mains Place, Edinburgh, this generously proportioned lower flat offers flexible accommodation, a private driveway and front and rear gardens.

The property opens into an entrance hallway leading to a bright and spacious living room with patio doors to the rear garden and ample space for a dining table. Off the living room is the third bedroom, offering flexibility for use as a study, home office or playroom. The kitchen provides ample worktop space and a good selection of floor and wall-mounted units. There are two further generous bedrooms and a bathroom fitted with a three-piece suite and over-bath shower.

Externally, the property benefits from a private driveway and gardens to both the front and rear. Offering spacious accommodation and versatile living space, this property is ideal for a range of buyers seeking a home in an established Edinburgh residential area.

- Three bed lower flat in Colinton Mains
- Driveway for offstreet parking
- Front and fully enclosed rear garden
- Close to local amenities and transport links
- Double glazing
- Gas central heating

Energy rating C, Council tax band D.

There is no factor associated with this property.

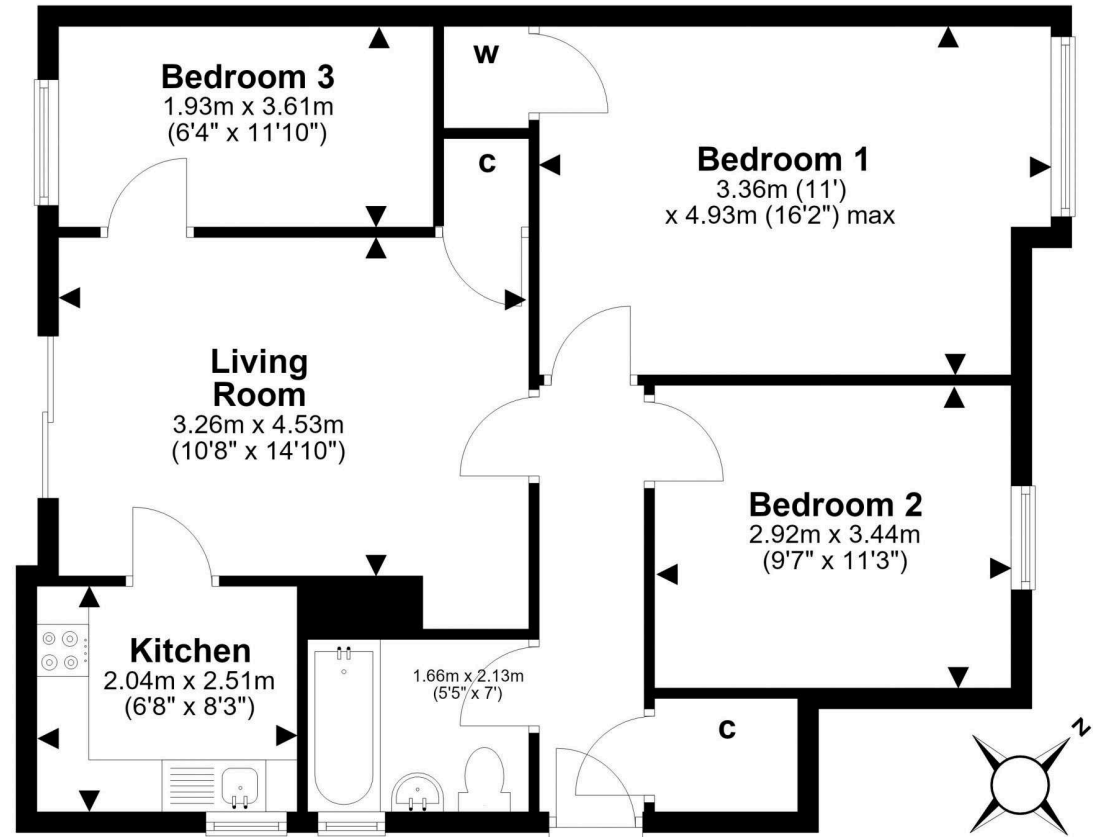
Extras included in this sale will be the fridge freezer, washing machine, dishwasher, light fixtures, sliding door curtain in living room, blinds in bedrooms and bathroom, wardrobe in master bedroom, bunks beds, and both sheds.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Offering views of the rugged Pentland Hills, the popular suburb of Colinton Mains promises a quiet, leafy setting just six miles south of Edinburgh city centre. The area is well-served by local amenities including convenience stores, a pharmacy, a medical centre and a post office, as well as a Tesco superstore in neighbouring Colinton. Colinton Mains also lies conveniently close to the bustling, cosmopolitan area of Morningside, hosting numerous cafes, independent shops, fashionable eateries and a Waitrose supermarket. The beautiful open space of Colinton Mains Park provides a delightful space for outdoor recreation in the immediate vicinity, whilst the Pentland Hills National Park and Midlothian Snowsports Centre also offer a multitude of exhilarating activities nearby. Excellent local schooling options include Oxgangs Primary School and Firhill High School, whilst many of the capital's prestigious independent schools are also within easy reach. Colinton Mains not only enjoys excellent public transport services into the city centre, but also allows for swift access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.





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.