

COULTERS®

42 SPYLAW BANK ROAD

COLINTON, EDINBURGH, EH13 0JG

 4 BED

 1 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

Situated on a quiet residential street in Colinton, 42 Spylaw Bank Road is an attractive traditional semi-detached house with outstanding potential. Requiring comprehensive modernisation, the property presents an exciting opportunity for a purchaser to create a home tailored to their own requirements, with scope to explore extending the existing footprint subject to the necessary consents. The house also benefits from generous gardens, a double garage, driveway and a car port.

KEY FEATURES



Semi-detached four bedroom home with generous accommodation.



Offering exceptional potential.



Private gardens to both front and rear.



Double garage, carport and driveway.



Lovely walks nearby including along the Water of Leith.



Situated in popular Colinton.



EPC Rating - E



Council Tax Band - G





With a side entrance, the ground floor comprises an entrance hall, a spacious sitting room with a bay window; a separate dining room; large kitchen with an adjoining pantry that provides useful storage; and a WC. The existing layout offers considerable flexibility as well as options for those looking to rethink the arrangement of the living spaces.

On the first floor, a central landing leads to three large double bedrooms and a family bathroom. The fourth bedroom, which could also make an excellent home office, is accessed from the mid-landing. The windows to the front of the property enjoy wonderful views towards the Pentland Hills.



MORE INFORMATION

A steep staircase leads to the second floor, where substantial attic space offers further potential for conversion, subject to the necessary consents.

Outside, the property boasts a beautiful sunny front garden and rear garden with a summerhouse and patio. The double garage offers valuable parking and storage options or could make an excellent workshop or home gym. A car port, and a driveway which extends down the side of the property, provide further parking.

With its generous proportions, traditional character and scope to transform, 42 Spylaw Bank Road offers an exciting opportunity to create a substantial family home in Colinton.

The property benefits from a gas fired central heating system.

EXTRAS

All light fittings, curtains, blinds and white goods are included in the sale price.



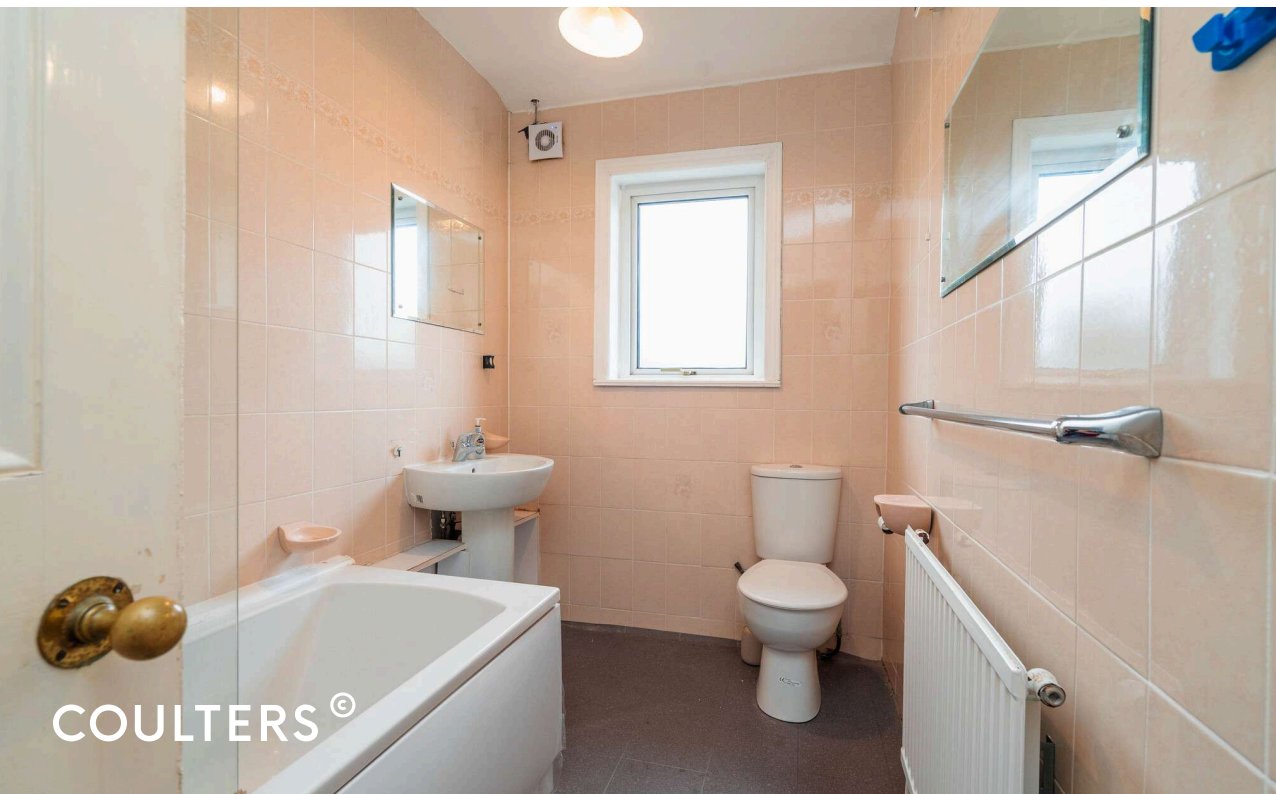


THE LOCAL AREA

The property is situated within the Colinton conservation area, 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. In addition, a Co-op is located around a 15-minute walk away, providing further convenience.

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.

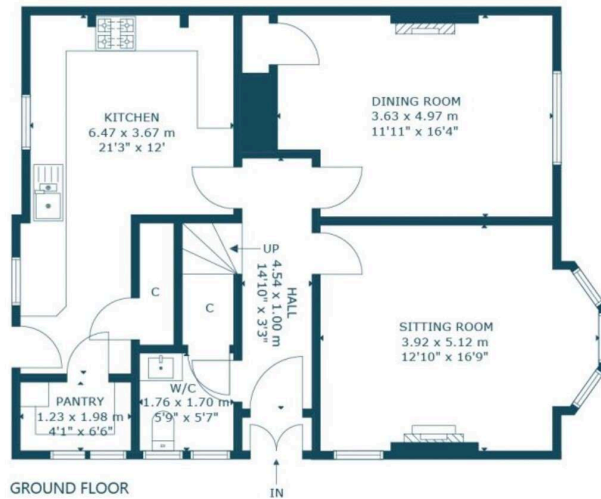
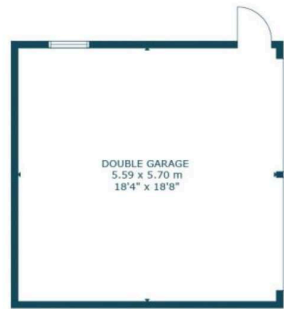
The property sits in the catchment for Juniper Green Primary School and Currie Community High School. Private schools can easily be reached by car or via the regular bus services that are available. The City Bypass can be reached in just five minutes which provides a quick connection to the M8 and M9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



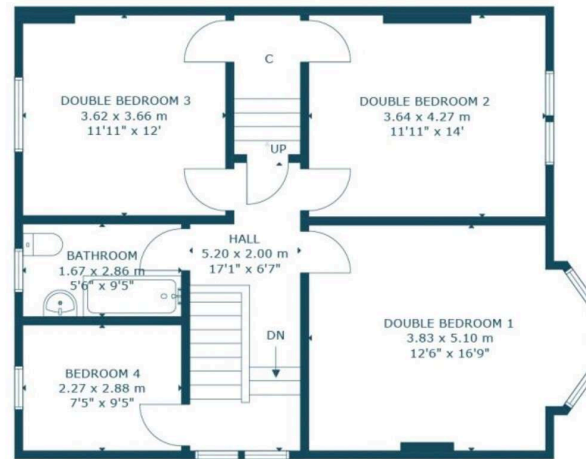
COULTERS[©]

HOME REPORT VALUATION: £825,000

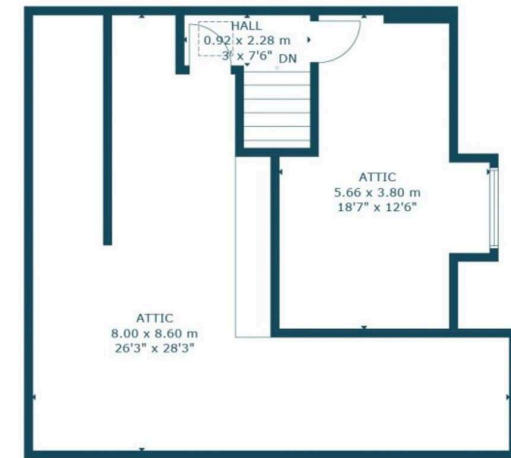




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

42 SPYLAW BANK ROAD, COLINTON, EDINBURGH, EH13 0JG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,550 SQ FT / 144 SQ M
 GARAGE 346 SQ FT / 32 SQ M ATTIC 969 SQ FT / 90 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

Copyright © Nest Marketing
www.nest-marketing.co.uk

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

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.