



25 Thorburn Road,
Edinburgh EH13 0BH



An attractive semi-detached house which offers a flexible family home boasting a stunning garden to the rear, garage and driveway

 4 Bed  1 Bath  2 Reception

An attractive semi-detached house which boasts a stunning garden to the rear, situated in a quiet residential street in the highly regarded area of Colinton. This beautiful property offers a flexible family home with the potential to extend, subject to obtaining the necessary consents. The entrance porch provides a welcoming introduction to the property, leading into the hall, which has a useful under stair storage cupboard. The sitting room features a bay window to the front and additional window to the side, allowing lots of natural light to fill the room. There is a formal dining room with door leading to the breakfasting kitchen, which can also be accessed directly from the hall and has a utility room off. Completing the ground floor is a double bedroom with window overlooking the beautiful rear garden, and a downstairs wc. A staircase leads to the upper level with large window providing lots of natural light. The principal double bedroom enjoys lovely views towards the Pentland Hills, while the second double bedroom benefits from a walk in wardrobe with skylight. A third bedroom and family bathroom complete the accommodation.

"Please note that no warranty will be given for the systems and appliances – they are sold as seen"

Features

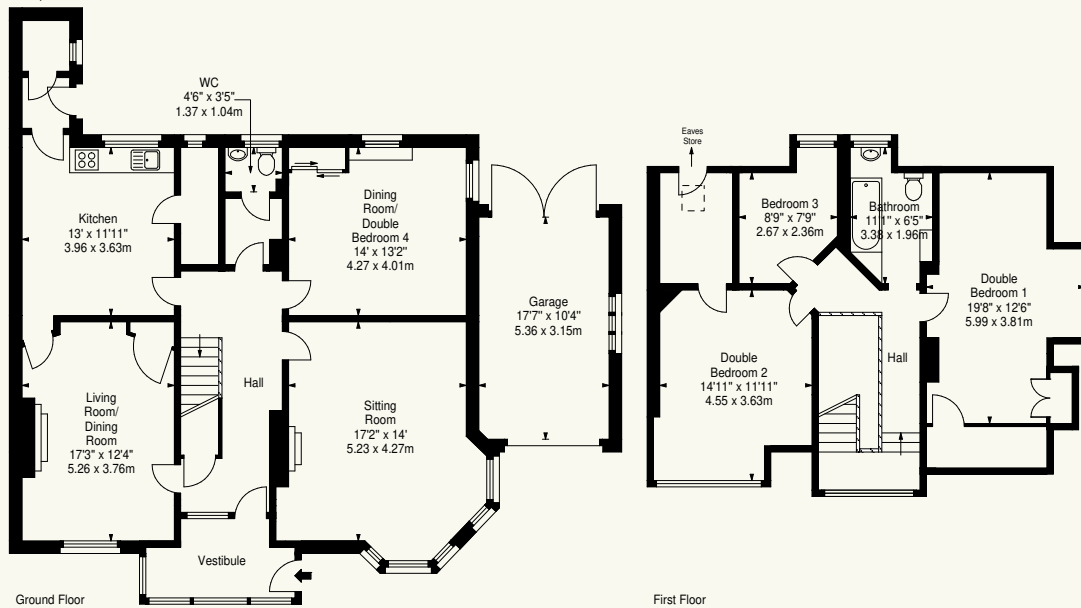
- Sitting room
- Dining room
- Kitchen with utility room
- Four bedrooms
- Family bathroom
- Downstairs wc
- Gas central heating
- Double glazing
- Garage and driveway
- EPC Rating D

Offers Over £620,000

Thorburn Road,
Edinburgh,
Midlothian, EH13 0BH



Approx. Gross Internal Area
1961 Sq Ft - 182.18 Sq M
Garage
Approx. Gross Internal Area
179 Sq Ft - 16.53 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Colinton is a designated conservation area through which the Water of Leith runs. The area retains much of its original village charm, with a selection of specialty shops. Further facilities can be found at Craiglockhart and Morningside, both locations being easily accessible. Leisure facilities include golf courses, a fitness club, indoor and outdoor tennis and enjoyable walks over the nearby Pentland Hills. Schooling is well represented from nursery to senior level, both in public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsays on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.