



32/3 Firhill Drive,
Colinton Mains, Edinburgh, EH13 9DT

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared entry.
- Entrance vestibule.
- Welcoming reception hall with fitted side table.
- Attractive and generously proportioned living room.
- Modern fitted kitchen with integrated appliances.
- Breakfast bar with stools included.
- Two generously sized double bedrooms, one benefiting from fitted wardrobes.
- Contemporary fully tiled shower room.
- Gas central heating.
- Double glazing throughout.
- Private storage cupboard located within the stairwell.
- Private garden area to side
- Communal garden to the rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A well-presented first floor flat situated within the popular Colinton Mains district of Edinburgh, ideally positioned close to a wide range of local amenities and excellent transport links, with the city centre easily accessible. Offering bright and spacious accommodation throughout, the property represents an ideal purchase for first-time buyers, young couples or buy-to-let investors.

COUNCIL TAX BAND: B.
TRAIN STATION: APPROXIMATELY 1.8 MILES TO SLATEFORD TRAIN STATION.
AIRPORT: APPROXIMATELY 8.8 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 300 METRES.

LOCATION

Colinton Mains is a popular and well-established residential suburb situated to the south-west of Edinburgh city centre. The area is well served by an excellent range of local amenities, including convenience stores, a pharmacy and post office, while a Tesco Superstore in nearby Colinton caters for everyday shopping needs. The neighbouring Morningside district offers a superb selection of cafés, restaurants, bars and independent retailers, together with a Waitrose, Marks & Spencer Food Hall, cinema and theatre. Well-regarded schooling is available at nursery, primary and secondary levels within the surrounding area. For those who enjoy the outdoors, the Braid Hills, Pentland Hills and Blackford Hill provide excellent opportunities for walking, cycling and recreation, alongside a snowsports centre and a variety of public and private golf courses. Colinton Mains Park also offers attractive green space with children's play facilities. The property enjoys excellent transport links, with regular bus services providing easy access to Edinburgh city centre and surrounding areas. The Edinburgh City Bypass is also within easy reach, offering swift connections to Scotland's motorway network and Edinburgh International Airport.

EXTRAS: THE SALE WILL INCLUDE ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, CURTAIN POLES AND WINDOW BLINDS. INCLUDED WITHIN THE KITCHEN ARE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND DISHWASHER, TOGETHER WITH THE FREESTANDING AUTOMATIC WASHING MACHINE. THE FITTED BEDROOM FURNITURE AND FITTED SIDE TABLE WITHIN THE RECEPTION HALL ARE ALSO INCLUDED IN THE SALE.





**ENERGY PERFORMANCE
CERTIFICATE RATING B**

**Firrhill Drive,
Edinburgh, EH13 9ET**



Approx. Gross Internal Area

690 Sq Ft - 64.10 Sq M

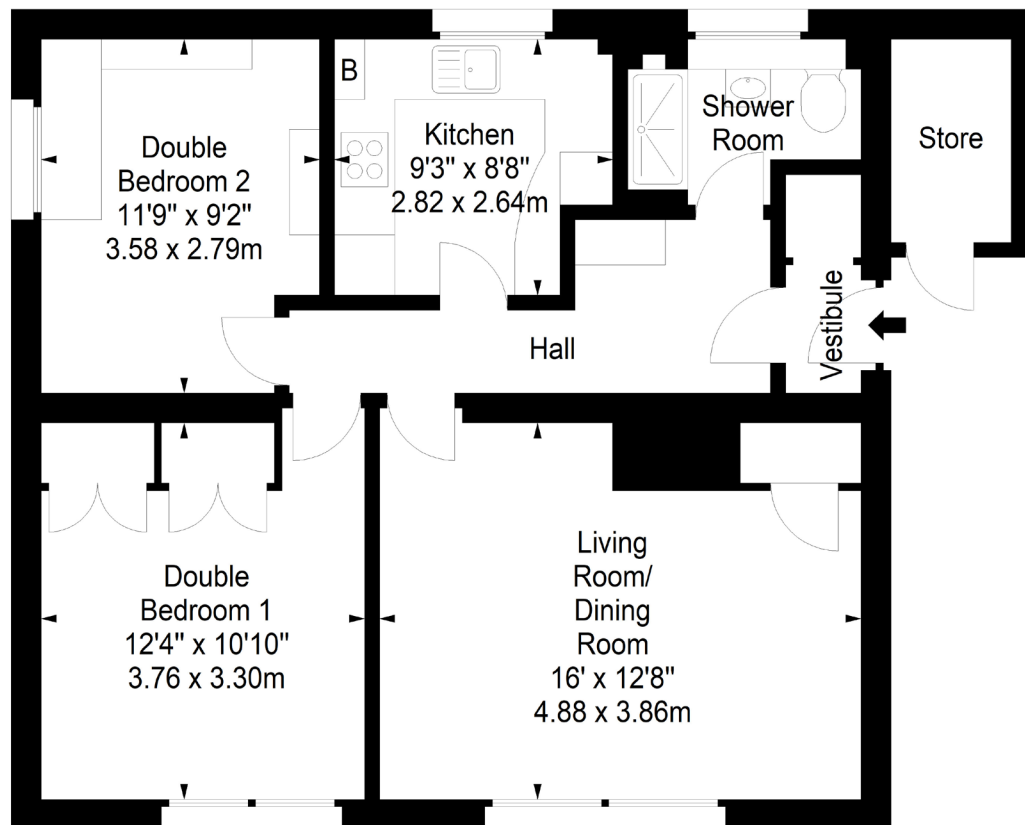
Store

Approx. Gross Internal Area

27 Sq Ft - 2.51 Sq M

For identification only. Not to scale.

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First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.