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Offers Over

£410,000

29 Dreghorn Park

Colinton | Edinburgh | EH13 9PJ

A fantastic opportunity has arisen to acquire this beautifully presented four-bedroom end-terraced villa, quietly positioned within the highly desirable area of Colinton. Ideally located close to an excellent range of local amenities, reputable schooling and convenient transport links, the property offers generous and versatile family accommodation, complemented by attractive private gardens and driveway parking. An outstanding family home, likely to appeal to a variety of buyers.

- 4 bedrooms
- 1 public room
- 2 bathrooms
- Private gardens
- Driveway
- EPC Band - C
- Council Tax Band - E



Description





The inviting entrance hallway benefits from a useful cloak cupboard and skylight, allowing natural light to flow into the space. The bright and spacious lounge/diner enjoys a dual-aspect outlook and features an attractive gas fireplace, with sliding patio doors providing direct access to the rear garden. The stunning, well-appointed kitchen is fitted with a range of units and includes a selection of integrated appliances. Wooden worktops, under-unit lighting and partially tiled splashback areas provide a stylish finish, while a cleverly tucked-away utility nook beneath the stairs offers additional practicality. There are two bedrooms on the ground floor. The principal bedroom is a generous bay-fronted double, featuring fitted shutters and extensive wall-to-wall fitted wardrobes. The fourth bedroom is a versatile single room with a side-facing aspect and skylight, offering flexibility for use as a nursery, home office or study. Completing the ground-floor accommodation is a well-maintained family bathroom, featuring a fully tiled surround, shower over the bath and heated towel rail.

The first-floor landing provides access to a partially floored attic, accessed via a Ramsay ladder.

There are two further comfortable double bedrooms upstairs, both benefiting from excellent storage provisions and additional space for freestanding furniture. The rear-facing bedroom enjoys particularly lovely views. Completing the internal accommodation is a smartly presented, fully tiled shower room with a heated towel rail.

Further benefits include Hive-controlled gas central heating and double glazing.

Gardens & Parking

Externally, the property enjoys charming private gardens to both the front and rear. The front garden features mature planting, providing an excellent degree of privacy, while the rear garden offers a fantastic space for family life, with a patio, lawn and further mature planting. Additional features include an outdoor tap and power points. A private driveway provides off-street parking for two vehicles.



Extras

Selected fixtures and fittings, including; integrated induction hob, double oven, fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.



Viewing

By appointment through Neilsons 0131 625 2222.





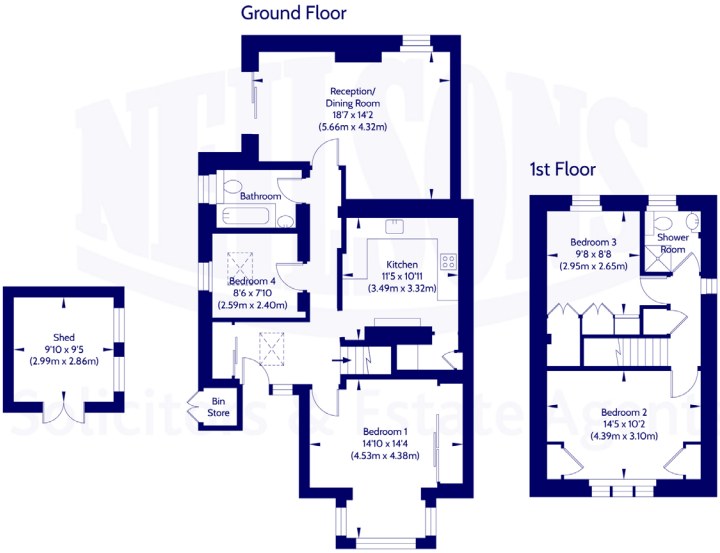
Location

Dreghorn Park forms part of the highly regarded residential district of Colinton, conveniently positioned for access to the City of Edinburgh Bypass linking the main Scottish motorway network system and Edinburgh International Airport. Excellent public transport provides frequent access to the City Centre and surrounding districts making this an ideal location for the commuter. Many local amenities can be found in Colinton Village with further shopping available at the nearby Gyle shopping centre and Hermiston Gait. The area is well placed for the outdoor enthusiast and the property is within close proximity to the spectacular Pentland Hills Regional Park and Bonaly Country Park. The tranquillity of the Water of Leith and nearby Colinton Dell are also on hand offering a mixture of mature woodland where delightful walks and cycles can be enjoyed. Schooling is well-catered for from nursery to secondary level in both the public and private sectors, and the Edinburgh Napier University campuses are a short drive away.





Approx. Gross Internal Floor Area 112 Sq M / 1209 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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