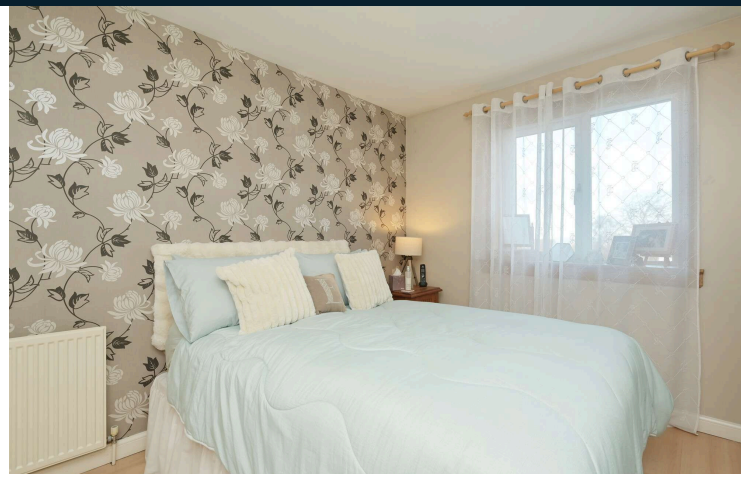
ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341
Email: property@allingham.co.uk







espc

13 Torphin Bank, Edinburgh, EH13 0PH

2 RECEPTIONS | 4 BEDROOMS | 2 BATHROOMS | EPC: C

Location

Positioned against the backdrop of the Pentland Hills, this four bedroom, detached house is situated in Colinton, a picturesque village just southwest of the city centre, one of Edinburgh's most popular and sought after residential areas.

There are many local services and shops including a Co-op, health centre and pharmacy as well as pubs and restaurants and supermarket shopping. A more extensive selection of shops are within a short drive at Straiton Retail Park and The Gyle Shopping centre.

There are a number of excellent recreational amenities close by including Bonaly Country Park, Spylaw Park, a tennis and sports centre at Craiglockhart, tennis and bowling clubs in Colinton village, the Pentland Hills Regional Park, various golf clubs and library. Running through the village is the Water of Leith Walkway leading to the city centre.

The area is exceptional for families, falling within easy walking distance of Bonaly Primary School and in catchment for Firrhill High School. For further education, Heriot-Watt and Napier Universities are also close by.

The property is well positioned for transport links to the city bypass, motorway network and Edinburgh Airport with regular bus services serving all areas of the city.

Home Report

Please visit: www.allingham.co.uk or www.espc.com













Accommodation

Ground floor

- Entrance hallway
- Bright living room
- Dining room with patio doors to the rear garden
- Kitchen
- Utility room with door to rear garden
- Cloak room with WC & wash basin

First floor

- Principal bedroom with built in storage and ensuite shower room
- 3 further bedrooms
- Family bathroom with shower over bath, wash basin and WC

Extra features

- Double glazing
- Gas central heating
- Garage & driveway
- Gardens to the front and rear

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road
Edinburgh, EH13 0LH
TEL: 0131 447 9341

BUCKSTONE

4A Buckstone Terrace
Edinburgh, EH10 6PZ
TEL: 0131 447 9341

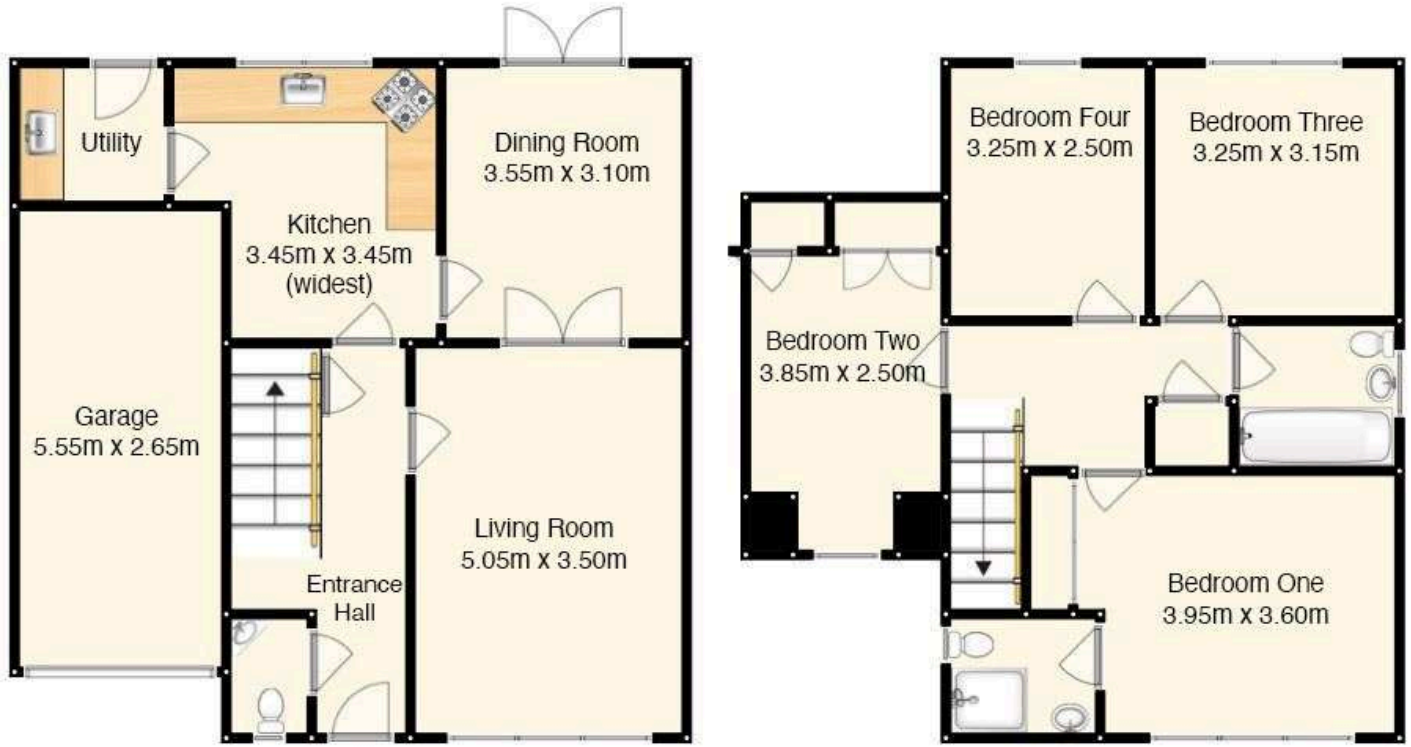
Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
House 115m2
Garage 16m2