



Colinton Road, Edinburgh, EH10

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# An outstanding lower villa with exceptional living space, extensive private gardens and garage.

Colinton Road is an outstanding lower villa boasting over 1600 sq ft of accommodation across one floor. The property is accessed from a private front door via the front garden. The property has a wide and spacious hallway, leading to two double bedrooms, one single room/study and one bathroom.

The property offers excellent living space with a bay window sitting room to the front, separate dining room, which could be converted to a double bedroom, and kitchen/sun room that overlooks the private garden to the rear.

Externally, the property benefits from numerous parking options. The extensive gardens both front and rear offer exceptional and wonderful lawned area and mature borders. In addition, the property has a private garage and driveway to the rear.



**Offers Over** £895,000    **Tenure** Freehold    **Local Authority** The City of Edinburgh Council    **Council Tax** Band G





## Features

- Impressive lower villa offering over 1600 sq ft of accommodation
- Exceptional south easterly-facing rear garden
- Private front garden
- Three bedrooms with the potential of a fourth
- Private parking and single garage
- Potential to extend subject to planning
- Situated in the sought-after area of Morningside

## Location

Colinton Road is situated within the popular residential area of Merchiston, which lies within easy reach of Edinburgh's financial, business and shopping districts. It is within easy walking distance of both Bruntsfield and Morningside which are renowned for their independent shops, artisan cafés, cosmopolitan bistros and bars. The area boasts a cinema and theatre, as well as Tesco, Waitrose and Marks & Spencer supermarkets.

The area is surrounded by green, open spaces including Bruntsfield Links, Blackford Hill, the Hermitage of Braid and Craiglockhart; which offer plentiful walking and cycling opportunities and provide a lovely contrast between the city and the countryside.



There are also numerous recreational facilities in close proximity, including the Royal Commonwealth Pool, various tennis clubs and the Midlothian Snowsports Centre at Hillend. There is also an excellent sports complex at Craiglockhart and a choice of golf courses on the south side of the city.

In addition to some well-rated State schools, Edinburgh boasts some of the country's finest day and boarding schools, with George Watson's College only 0.2 of a mile away. Merchiston Castle School and George Heriot's School are also situated nearby. There is convenient access to the city bypass connecting to Edinburgh airport and the Central Scotland Motorway Network, while Haymarket Station with regular train services to Glasgow is also within easy reach..

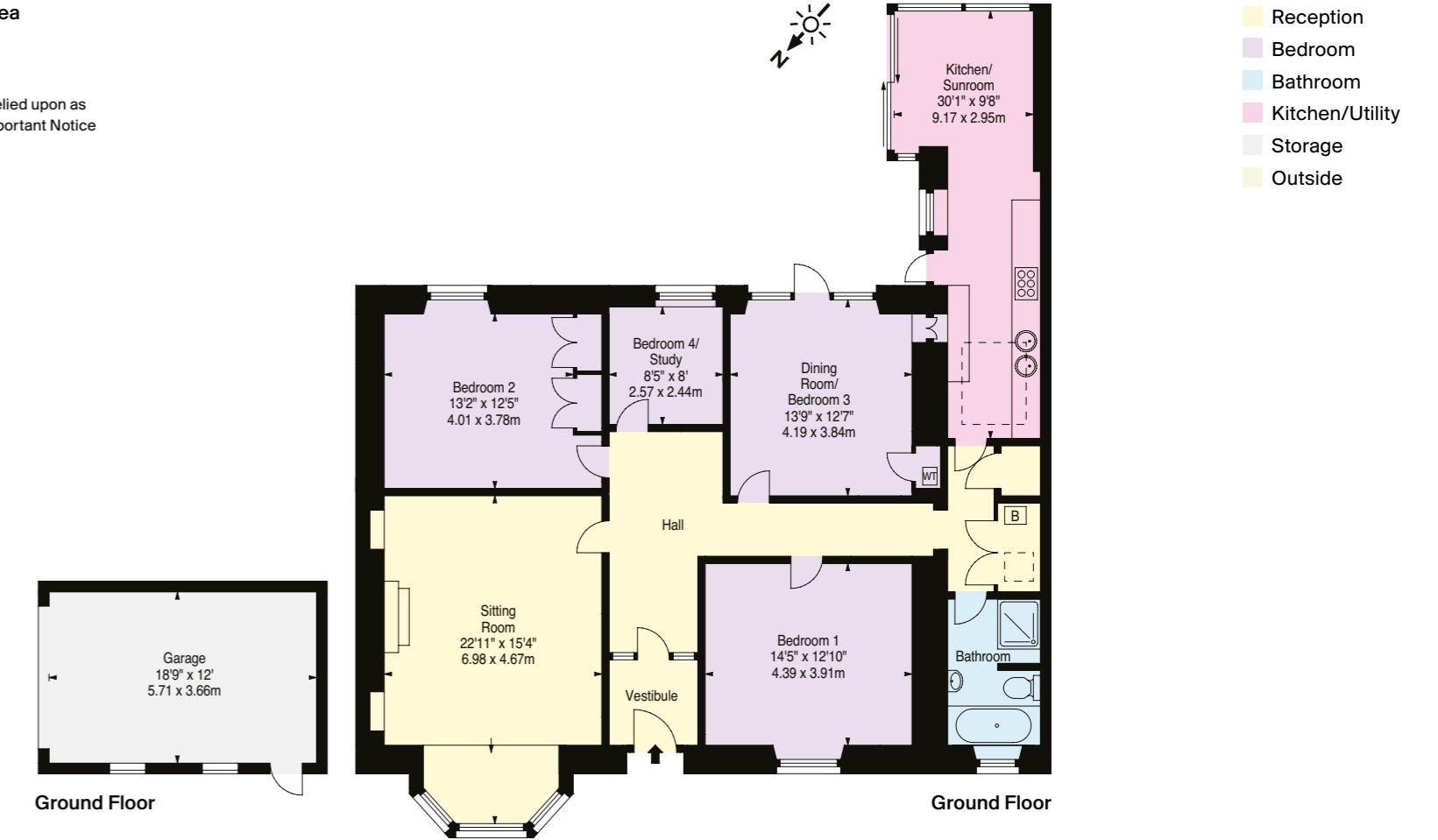
## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



**Approximate Gross Internal Floor Area**  
**1640 Sq Ft - 152.36 Sq M**  
**Garage: 225 Sq Ft - 20.90 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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