



ESTATE.



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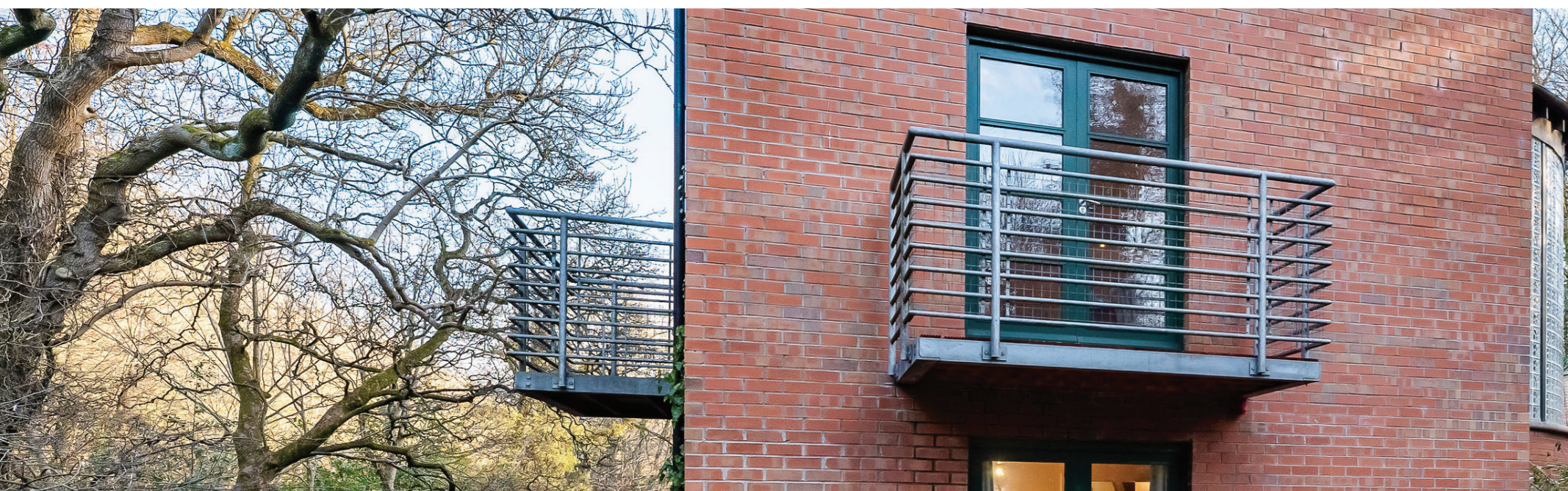


1



162 SQM
1,744 SQFT

45/1 WEST MILL ROAD
COLINTON, EDINBURGH, EH13 0NZ



EPC RATING C

COUNCIL TAX BAND G

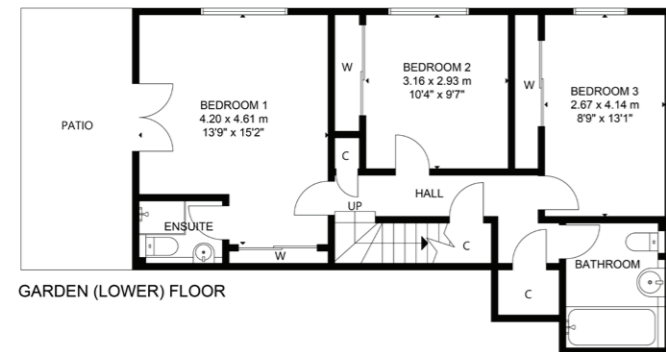
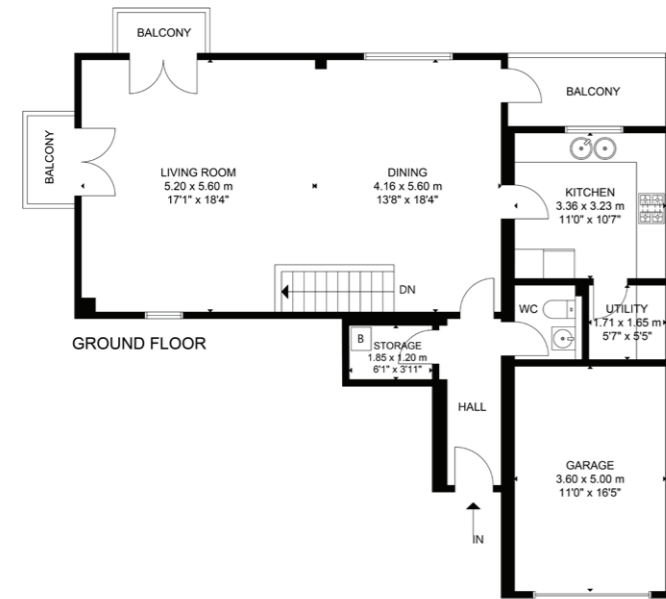
A beautifully presented three-bedroom contemporary duplex home in sought after Colinton. The light filled property, forming part of a prestigious development, offers stylish and comfortable accommodation in a semi-rural picturesque setting. With three private balconies and a terrace, overlooking the Water of Leith and surrounding woodlands, it will make a wonderful home. An array of local amenities, proximity to the city centre and tranquil green spaces make this a fantastic and rare opportunity.

IN SHORT.

- Leafy Colinton conservation area
- Sits alongside the tranquil Water of Leith
- Exceptional three-bedroom duplex property
- Stunning open plan living/dining room with waterside views
- Three private balconies and a terrace
- Walking distance of Campbell Park and Colinton Village
- Quick transport links to City Centre



PROPERTY.



**45/1 West Mill Road, Colinton,
Edinburgh EH13 0NZ**

**Approximate Gross Internal Area
1,744 SQFT / 162 SQM**

*Not to Scale - for Illustrative Purposes Only
All measurements and fixtures including doors
and windows are approximate and should be
independently verified. Measurements may differ
from the home report.*

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DETAILS.



- Eye-catching dual aspect open plan living/dining room flooded with natural light. Boasts three enviable private balconies overlooking the picturesque Water of Leith and surrounding leafy landscape
- A generous modern kitchen with ample wall and floor units, worktop space and integrated appliances including extractor hood, gas hob and eye-level oven. Benefits from adjacent utility room for additional storage
- An attractive WC with washbasin built into vanity and chic mosaic tiling
- A light principal double bedroom with dual aspect and French doors leading out to private decking area. Features built-in mirrored wardrobes and a

- three-piece en-suite with shower, WC and washbasin
- Two further comfortable and carpeted double bedrooms filled with natural light and featuring built-in mirrored wardrobes. Both rooms have ample space for freestanding furniture
- Contemporary tiled family bathroom with three-piece white suite including wall mounted shower, washbasin built to storage and hidden cistern WC
- Externally, residents have access to a large communal garden set to lawn
- The apartment also has an integrated single garage for secure parking
- Gas central heating and double glazing throughout



Included within the sale price will be all carpets and fitted floor coverings, as well as some selected light fittings. Please note that other items may be available through separate negotiation.



LOCATION.



Colinton is a conservation village which lies approximately five miles south west of Edinburgh city centre. Running through the village and opposite the property is the picturesque Water of Leith. There are a variety of local amenities including a Co-op, health centre, library and pharmacy as well as pubs and restaurants. The property benefits from many open green spaces including the Pentland Hills Regional Park and Campbell Park as well as the Water of Leith walk and cycle paths, and is close to Kingsknowe Golf Club and Craiglockart Sports Centre. There is also a tennis club and bowling club in Colinton Village. The property is well located for access to Heriot-Watt and Napier Universities. Well regarded schooling includes Bonaly Primary School and Firrhill High School. Private school options include Merchiston Castle School and George Watson's College. There are regular bus services to the city centre and the City Bypass is nearby providing links to the motorway network and Edinburgh Airport.

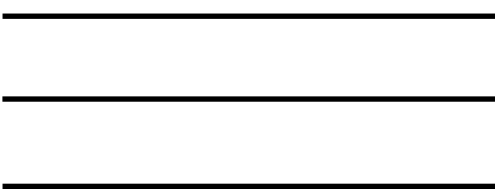
"Set beside the tranquil Water of Leith, a beautiful setting for alfresco dining in the sun..."



Colinton conservation area alongside the tranquil Water of Leith



Surrounded by open green spaces including the Pentland Hills



- Water of Leith Walkway: 134m
- Campbell Park: 1,5km
- Nearest Transport Link: 292m









For more information, please contact the team:

0131 573 0873
TEAMESTATE.CO.UK

CONTACT.

No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.