

# 46/1 West Mill Road

COLINTON, EDINBURGH, EH13 0NX



*STUNNING DUPLEX APARTMENT ON THE  
BANKS OF THE WATER OF LEITH*



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Part Exchange available! McEwan Fraser is delighted to present this stunning duplex apartment to the market. The property is positioned at the end of a quiet street in Colinton and sits on the banks of the Water of Leith. The picturesque location of the property can be enjoyed from a charming private balcony leading from the living room. Presented to the market in immaculate condition, the property offers excellent proportions throughout and accommodation includes four double bedrooms with en-suite to master, large living room, stylish modern kitchen and bathroom. Further benefits include a private garage, gas central heating, double glazing, a secure entry system, ample parking and communal garden grounds.

Internally, the property is arranged around a spacious central hallway that includes integrated storage. The accommodation is focused toward a spacious living room which is naturally bright and boasts plenty of space for a large suite, dining table, and complete range of supporting furniture. The space on offer cannot be overstated and the new owner will have endless flexibility to create their ideal entertaining space. To one end of the living room, French doors open onto the private balcony.

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The kitchen is off the hall to the living room and has ample floor and wall units with access to the handy utility room. There is ample prep and storage space for the most demanding chef. There is a full range of integrated appliances.



The master bedroom is an impressive double with direct views over the river. There are two large integrated wardrobes and plenty of space for further free-standing bedroom furniture. The en-suite shower room is partially tiled and includes a double shower and free-standing bath. Bedrooms two and three are further generous doubles.







**Bedroom 2**







**Bedroom 3**





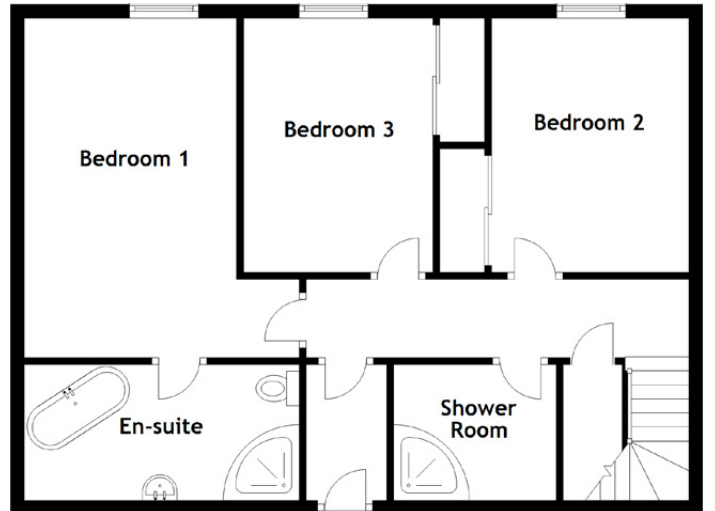
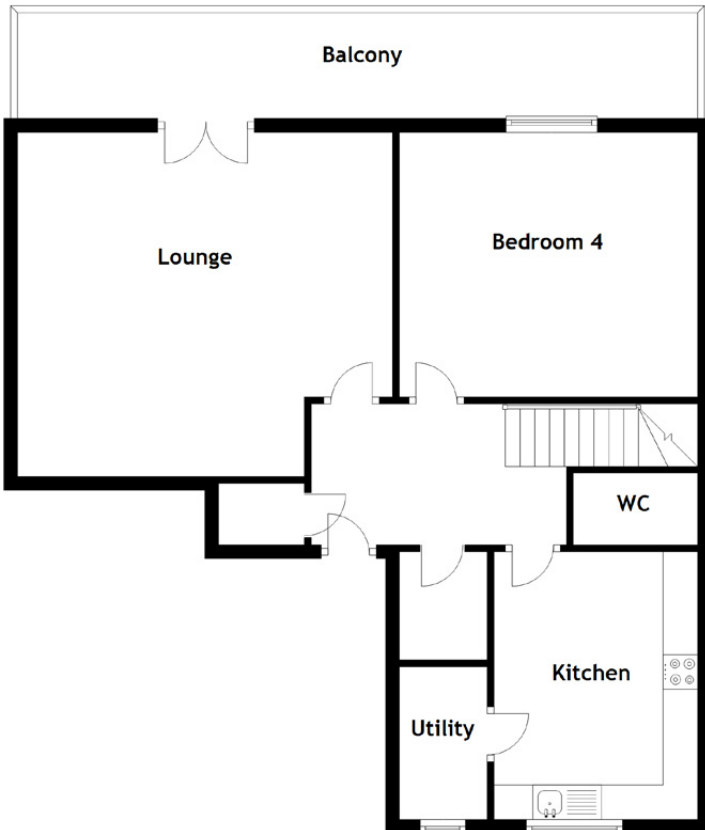
**Bedroom 4**





The internal accommodation is completed by a stylish shower room that includes a three-piece white suite. Viewing is essential to appreciate the accommodation on offer.





Approximate Dimensions  
(Taken from the widest point)

Lounge	5.43m (17'10") x 4.99m (16'5")
Kitchen	3.88m (12'9") x 2.95m (9'8")
Bedroom 1	4.92m (16'2") x 3.98m (13'1")
Bedroom 2	3.69m (12'1") x 2.86m (9'5")
Bedroom 3	3.69m (12'1") x 2.74m (9')
Bedroom 4	4.32m (14'2") x 3.84m (12'7")
Shower Room	2.36m (7'9") x 1.97m (6'6")
En-suite	3.98m (13'1") x 1.97m (6'6")

WC	1.80m (5'11") x 1.04m (3'5")
Utility	2.21m (7'3") x 1.27m (4'2")

Gross internal floor area (m<sup>2</sup>): 146m<sup>2</sup>  
EPC Rating: B

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.



Colinton is a prestigious residential area to the southwest of Edinburgh much sought after due to the excellent access both to the City Centre and to the City Bypass and Airport. This property is located in an area which has a rural feel to it with beautiful woodlands leading down to the river, landscaped walkways and picturesque views.





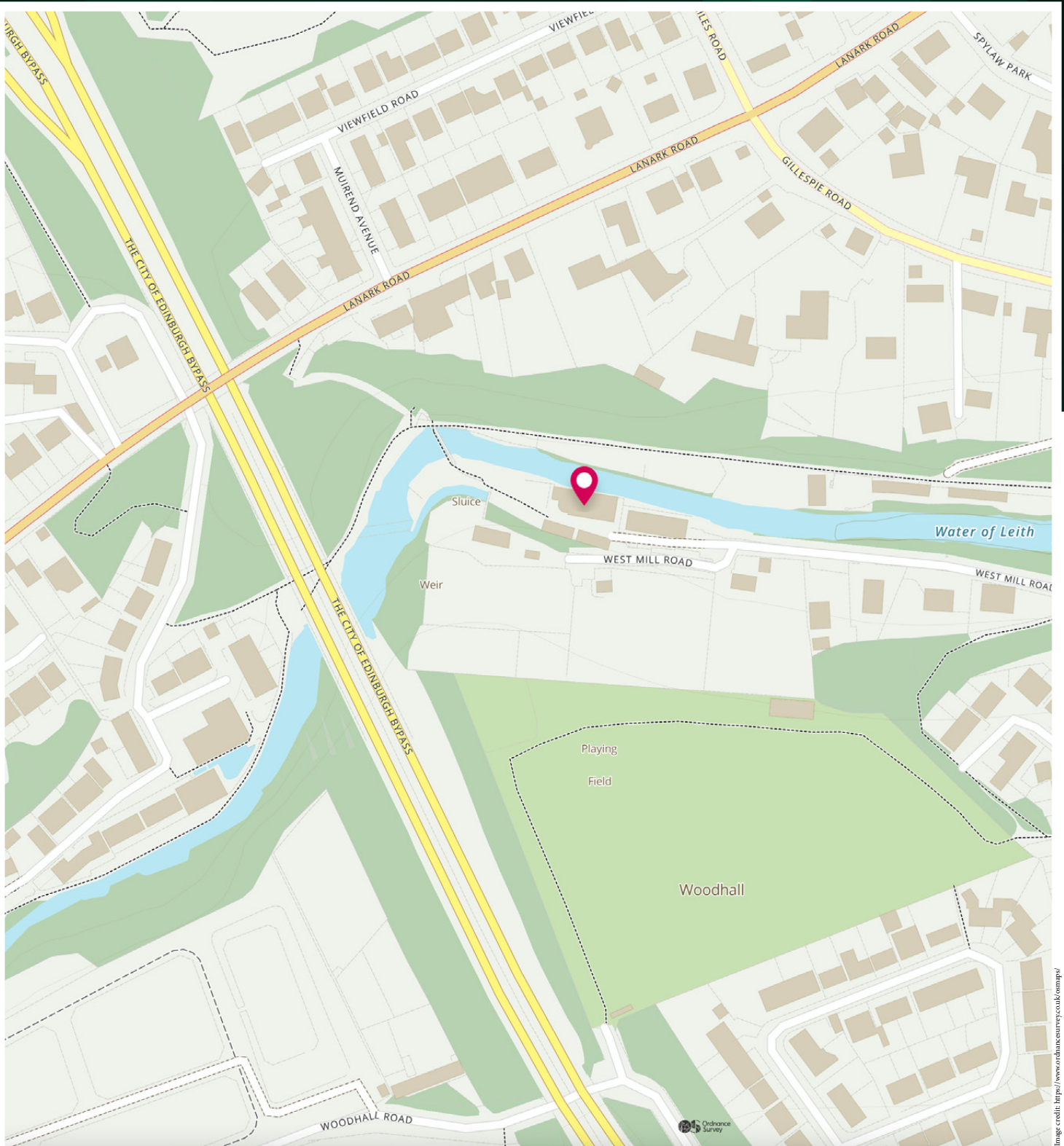
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West Mill Road is quietly situated just off Woodhall Road in Colinton, one of Edinburgh's most sought-after residential areas, which is situated to the southwest of the city at the foot of the Pentland Hills. Colinton is a thriving community with a broad range of local amenities and activities including a good selection of everyday shops, a Co-op, health centre, pharmacy, post office, restaurants and churches with further facilities nearby, including Tesco and Morrisons Supermarkets. Colinton has an excellent library which is well used by the local residents.

The Water of Leith, Spylaw Park, Bonaly and the Pentland Hills are all easily accessible and offer many pleasant recreational pursuits for walkers and cyclists. The Water of Leith meets the Union Canal and offers a stunning commute for a cyclist. The area has good golf courses and easy access to Hillend Ski-slope. Edinburgh's city by-pass is situated close by and provides links to the main motorway network, Edinburgh Airport and East Lothian. A regular public transport service operates to and from the city centre and to surrounding areas. There are excellent local public and private schools within the area at primary and secondary level.

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## The Location



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