










Offers Over

£540,000

60 Colinton Road

Craiglockhart | Edinburgh | EH14 1AH

This impressive, cleverly extended traditional end terraced villa boasts private gardens and driveway, accessed via electric gates, positioned within a prestigious location within easy reach of excellent amenities, reputable schooling and commuting links.

-  4 Bedrooms
-  2 Public room
-  2 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - F



Description

Having been extended and extensively upgraded to a high standard throughout, this fine family home shall undoubtedly appeal to many and merits internal viewing to be fully appreciated. Enjoying a light and stylish interior throughout, the generously proportioned accommodation comprises entrance vestibule with useful three piece shower room off. There is a welcoming hallway with storage provisions and carpeted staircase with glass paneling creating a real sense of space and natural light flow. A bay windowed lounge is located to the front featuring a fireplace with gas fire and exposed shelved press. Bedroom 4 is located on the ground floor, which offers excellent versatility, currently used as a playroom by the present owner. A particular feature of this lovely home is the large open plan familyroom/ diningroom and stylish kitchen with French doors leading to rear garden. The familyroom is a sizeable room with window to rear and opens to the incredible dining kitchen with breakfast bar. The room is flooded with natural light with dual aspect together with skylights. Fitted with a range of sleek white wall and base units with Range cooker. Upstairs leads to the three further good sized bedrooms with the principal bedroom benefiting from a bay window formation to front. The contemporary family bathroom comprising of a four-piece suite including bath, WC, wash hand basin and shower with luxury rainfall dual shower. In addition, there is a cleverly designed informal staircase leading to the fully floored and lined attic with Velux windows and excellent eaves storage. Further benefits include gas central heating with condensing boiler and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the Range cooker

Gardens and parking

There is a sizeable monoblock driveway located to the front/ side of the property providing valuable off-street parking for 2-3 cars, accessed via electric gates. Gated access to side leads to an area of chip stones and leads to the fully enclosed rear garden with decked patio and area of lawn.

Viewing

By appointment with Neilsons on 0131 625 2222.



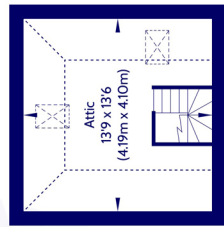


Location

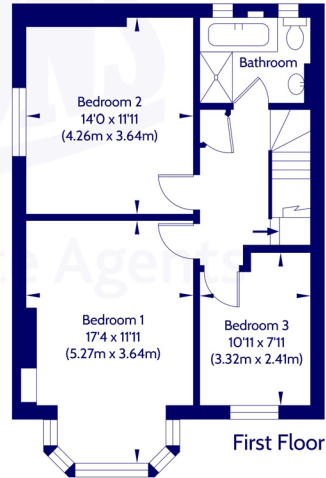
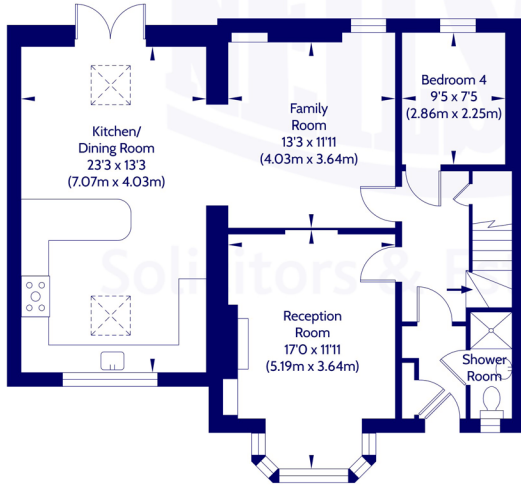
The property is located in the prestigious Craiglockhart area of Edinburgh, which lies approximately two mile south west of the City Centre. The property is well positioned to take advantage of a good range of shopping outlets including a Tesco Express, 24 hour Asda in Chesser and a Tesco Superstore available at nearby Colinton Mains. Further amenities can be found in Bruntsfield and Morningside which include hairdressers, shops, banks, coffee shops and postal services, both locations being easily accessible. Leisure and recreational facilities can be found within walking distance which include Meggetland and Craiglockhart Sports Centres, Merchant's of Edinburgh golf course and pleasant walks along the Union Canal Walkway which links to Edinburgh's cycle path network. Schooling is well represented from nursery to senior level, both in public and private sectors, with Napier University on hand for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.



Approx. Internal Area Inc. Attic 155.69 Sq M / 1676 Sq Ft.
Not to scale. For identification only.
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Ground Floor



First Floor

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.



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