










Offers Over

£445,000

28 Campbell Park Crescent

Colinton | Edinburgh | EH13 0HT

A fantastic opportunity has arisen to purchase this rarely available semi-detached extended bungalow, with extensive private gardens, driveway and garage situated within the heart of Colinton, close to excellent commuting links and many local amenities. The property will undoubtedly appeal to professionals as well as families, and early viewing is highly recommended.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom & WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – E
-  Council Tax Band – G



Description

In brief the subject comprises; entrance vestibule leading to welcoming hallway, light and airy reception room with open fireplace, spacious fitted kitchen with appliances and door accessing front garden, well proportioned dining room, two further good sized bedrooms (one with fitted wardrobes), WC and partially tiled family bathroom with white three-piece suite and electric shower over bath. Finally, the upstairs accommodation comprises; spacious upper landing with storage and generously proportioned, dual aspect principal bedroom with fitted wardrobes and further eaves storage. Further benefits include gas central heating, double glazing, and excellent storage space in the cellar/basement.



Extras

All fitted floor coverings will be included in the sale together with the cooker, washing machine and fridge freezer. The island and stools in the kitchen will also be included in the sale.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. The summer house will be included in the sale. To the front lies well maintained garden grounds together with driveway providing off-street parking for multiple vehicles, leading to the garage with up and over door.

Viewing

Sunday 2-4pm or by appointment through Neilsons 0131 625 2222.





Location

Campbell Park Crescent forms part of one of Edinburgh's most highly regarded residential districts, conveniently positioned for access to the City of Edinburgh Bypass linking the main Scottish motorway network system and Edinburgh International Airport. Excellent public transport provides frequent access to the city centre and surrounding districts providing an ideal location for the commuter. Many local amenities can be found in Colinton Village with further shopping available at the nearby Gyle shopping centre and Hermiston Gait. The area is well placed for the outdoor enthusiast and the property is within close proximity to the spectacular Pentland Hills Regional Park and Bonaly Country Park. The tranquility of the Water of Leith and nearby Colinton Dell are also on hand offering a mixture of mature woodland where delightful walks and cycles can be enjoyed. Schooling is well-catered for from nursery to secondary level in both the public and private sectors, and the Edinburgh Napier University campuses are a short drive away.



Approx. Internal Area 126.21 Sq M / 1358 Sq Ft.
Not to scale. For identification only.
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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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