

37/3 Dregghorn Loan

COLINTON, EDINBURGH, EH13 0DF



*SPACIOUS TWO BEDROOM CONVERSION LOCATED
IN ONE OF EDINBURGH'S MOST POPULAR SUBURBS*



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McEwan Fraser Legal is delighted to present to the market this two-bedroom, second-floor conversion located in the suburb of Colinton. The property is tastefully decorated throughout and is in 'walk-in' condition.

The rooms within the property are well-proportioned and flooded in natural light. Accommodation comprises a spacious entrance hall giving access to all of the additional rooms within the property. The bay window lounge is located at the front of the property and is spacious in size with a live flame gas fire. The modern, fitted, dining kitchen is also located at the front of the property, featuring integrated appliances and a walk-in pantry. The bathroom is located off of the hall and bathes in natural light provided by the large sky light window. Its a generous size room and has a modern, three-piece bathroom suite and a separate shower unit with an electric shower. The two double bedrooms can be found at the rear of the property both with feature window seats, the principal bedroom has a fitted wardrobe.

The property has ample storage throughout, gas central heating, secure door entry system and an allocated parking space to the rear.









Bedroom 1



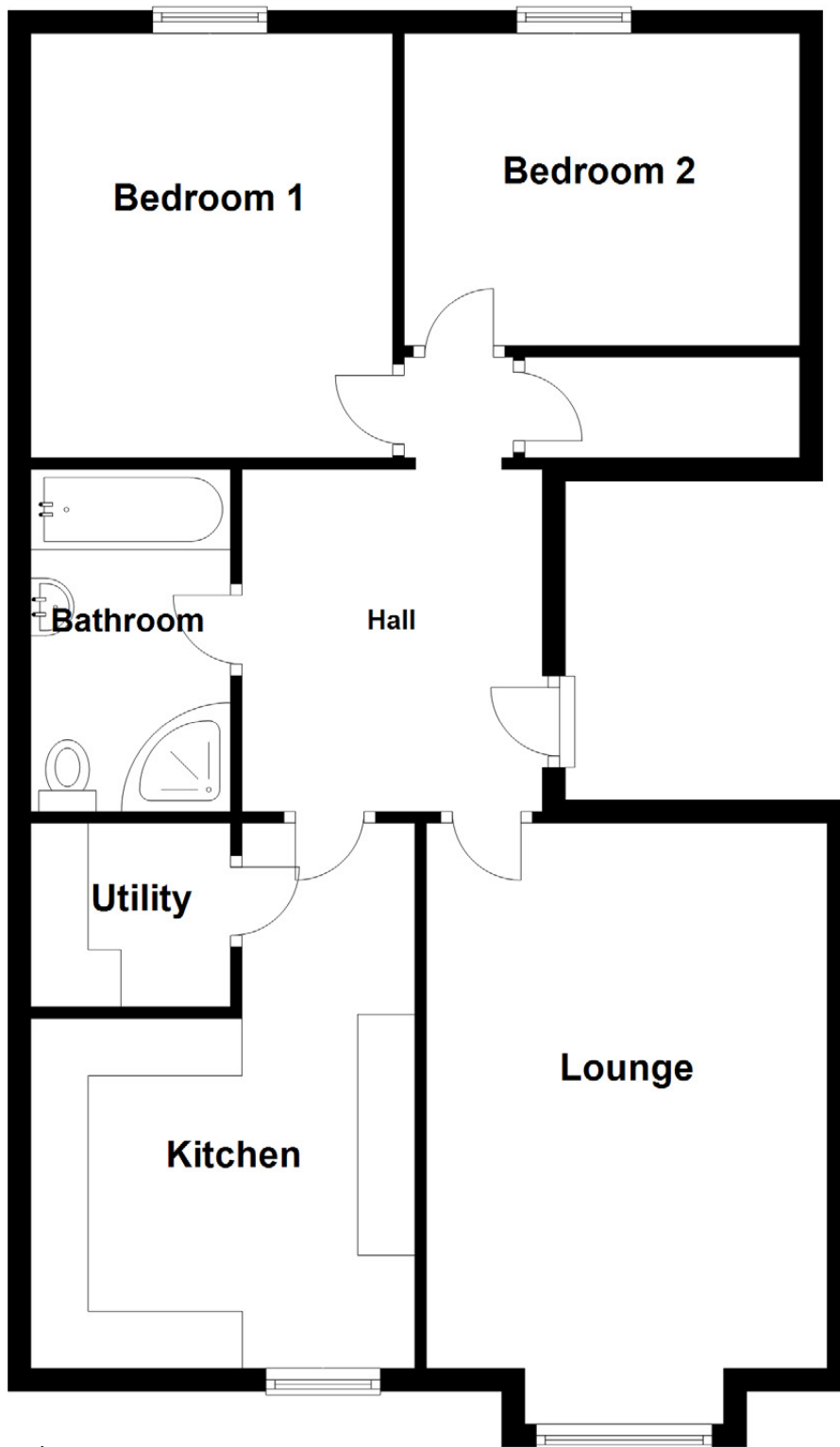


Bedroom 2









Approximate Dimensions

(Taken from the widest point)

Lounge	5.25m (17'3") x 3.50m (11'6")	Utility	1.74m (5'9") x 1.61m (5'3")
Kitchen	4.58m (15') x 3.35m (11')		
Bedroom 1	3.71m (12'2") x 3.16m (10'4")	Gross internal floor area (m ²): 74m ²	
Bedroom 2	3.45m (11'4") x 2.73m (9')	EPC Rating: E	
Bathroom	2.99m (9'10") x 1.74m (5'9")		

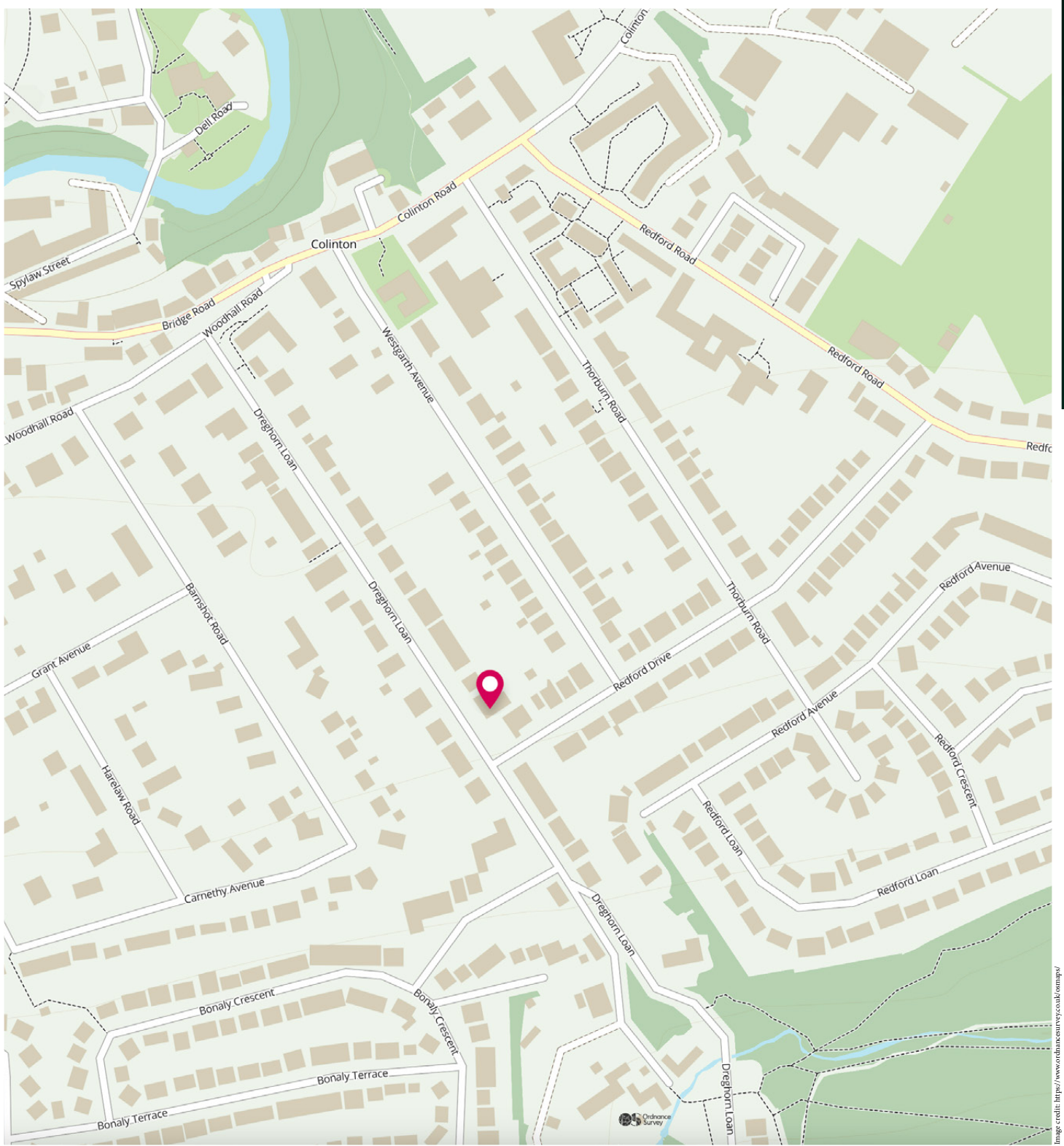




Dregghorn Loan is located in one of Edinburgh's most sought-after residential areas situated to the southwest of the city. Colinton is a thriving community with a broad range of local amenities and activities including a good selection of everyday shops, a health centre, pharmacy, dentists, post office, restaurants and churches with further facilities nearby including Tesco and a Morrisons Supermarkets.

Colinton Village also has a library which is well used by local residents. Spylaw Park, Bonaly and the Pentland Hills are all within good walking distance and offer many pleasant recreational pursuits for walkers and cyclists. The area has good golf courses and easy access to the Hillend ski slope. The village also has many restaurants, bars and coffee shops. Edinburgh's city bypass is situated close by and provides excellent links to the main motorway network, Edinburgh Airport, Fife and East Lothian. There are also highly regarded local primary and secondary schools nearby. A regular public transport service operates to and from the city centre and to surrounding areas.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
CONNIE NUGENT
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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