



Malcolm Jack
& Matheson

6/20 WEST MILL ROAD, COLINTON,
EDINBURGH, EH13 0NX



OFFERS OVER
£320,000

BEAUTIFULLY PRESENTED TWO-BEDROOM LOWER GROUND FLAT SITUATED IN A PRESTIGIOUS CONTEMPORARY COMPLEX, NESTLED IN A TRANQUIL COMMUNAL COURTYARD, CONVENIENTLY CLOSE TO THE CITY CENTRE.

**HALL
LOUNGE
KITCHEN DINER
TWO DOUBLE BEDROOMS. MASTER
ENSUITE AND DRESSING ROOM
BATHROOM
EXTENDED PRIVATE TERRACE
SECURE UNDERGROUND PARKING
FACILITIES WITH ALLOCATED
PARKING BAY
DG & GCH
EPC RATING C**



SITUATION

The conservation village of Colinton lies approximately 5 miles south west of the city centre of Edinburgh. Running through the village is the Water of Leith Walkway leading to the centre of town. Many local services and shops are available in Colinton Village including a Co-op, health centre and pharmacy as well as pubs and restaurants and there is good supermarket shopping and other facilities available within a short drive.

The property is well located for access to Heriot Watt and Napier Universities and is only a short distance to the City Bypass for access to the motorway network and Edinburgh Airport. In addition there are bus services from Colinton to the city centre as well as points east

and west. The area is well served with excellent facilities including a tennis and sports centre at Craiglockhart, tennis and bowling clubs in the village itself, the Pentland Hills Regional Park, various golf clubs, a library and Bonaly Country Park. There are highly respected schools available in the area from nursery to senior level in both the public and private sectors.

PROPERTY

This is a well-presented 2-bedroomed lower ground flat forming part of a prestigious modern development in a lovely communal courtyard setting peacefully located on the banks of the Water of Leith in sought-after Colinton Village. Access to the property is via a secure communal entrance and a well-maintained communal staircase.

The property benefits from exceptionally spacious living space and excellent storage facilities throughout including a dressing room in the master bedroom and built-in wardrobes in both bedrooms. There is double glazing and gas central heating throughout.

The property benefits from a extended private terrace with direct access from the reception room. The development is set within delightful landscaped communal grounds including a decked patio with communal BBQ area. There is an allocated parking bay located within the secure underground parking facilities. In addition, there is a secure bike store.



ACCOMMODATION

HALL 5.25m x 1.88m (17'3" x 6'2")

Spacious hallway with entry phone handset. Large built-in cloak cupboard. Radiator. Laminate flooring.

LOUNGE 7.11m x 5.11m (23'4" x 16'9")

Exceptionally spacious lounge with doors out to terrace and garden. Beautiful leafy outlook. Telephone point. TV point. Two radiators. Laminate flooring.

KITCHEN DINER 4.11m x 3.35m (13'6" x 11')

Modern fully fitted kitchen with integrated sink and drainer, fridge/freezer, gas hob, oven, and chimney style cooker hood. Ample space for dining table and chairs. Radiator. Tiled flooring.

BEDROOM ONE 3.80m x 3.41m (12'6" x 11'2")

Spacious double bedroom with window overlooking the rear. Telephone point. TV point. Radiator. Laminate flooring.

DRESSING ROOM 1.71m x 1.50m (5'7" x 4'11")

Two hanging rails both with shelves. Telephone point. Radiator. Laminate flooring.

ENSUITE SHOWER ROOM 2.25m x 1.60m (7'5" x 5'3")

Modern three-piece suite comprising walk in shower with mixer shower, wash hand basin and WC. Shaver point. Heated towel rail. Extractor fan. Tiled flooring.

BEDROOM TWO 4.11m x 2.72m (13'6" x 8'11")

Spacious double bedroom with window overlooking the rear. Built in double wardrobe. Radiator. Laminate flooring.

BATHROOM 2.09m x 1.91m (6'10" x 6'3")

Modern white three-piece suite comprising bath with mixer shower and screen, wash hand basin and WC. Chrome heated towel rail. Extractor fan. Tiled flooring.

FACTOR CHARGES

A factoring fee of approx. £115 per month is payable to James Gibb for the upkeep of the communal garden grounds and upkeep of all the communal areas and includes block buildings insurance.

EXTRAS

All fitted carpets, floor coverings and fixtures are included in the sale together with the integrated kitchen appliances.

VIEWING

Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

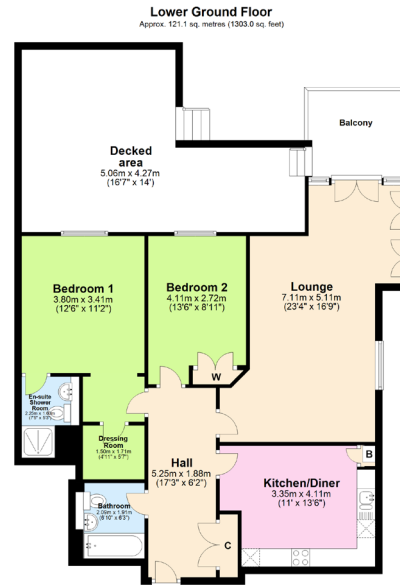
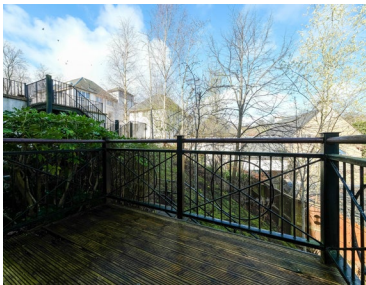
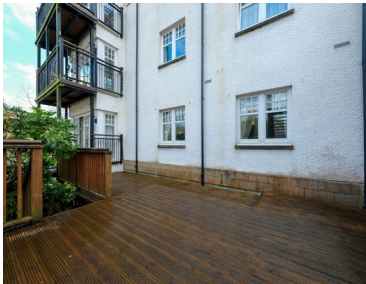
OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this property was vacant when we were asked to arrange the sale, we have been unable to verify certain information. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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