

**80/5 Colinton Road  
Edinburgh EH14 1DD**

**Offers Over £275,000**

- Large living room with sliding doors to private balcony
- Kitchen/diner fitted with a range of floor and wall mounted units, electric hob and oven and white goods included in the sale
- Two double bedrooms with fitted wardrobes and a single bedroom
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Attic storage space
- Single garage and off-street parking
- Well kept communal gardens



1



3



1



EPC C



## Top Floor Flat

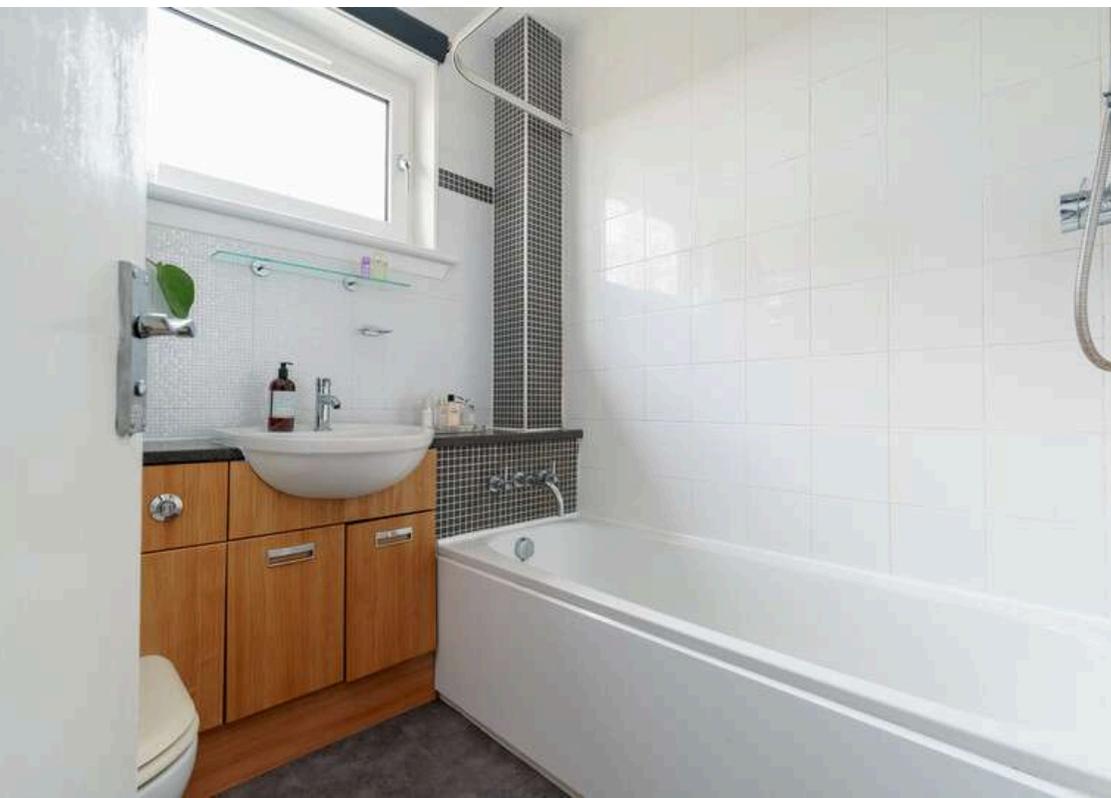
Blair Cadell are delighted to bring to market this three bed flat in the popular Craiglockhart District. With superb living space and a single garage, the property would be ideal for the first time buyer, young professional or families and must be viewed.

The accommodation comprises of a large living room featuring sliding door to a balcony which is the perfect place to relax with a cup of coffee or something stronger. Kitchen/diner that is ideal for hosting friends and family fitted with a range of floor and wall mounted units, electric hob and double electric oven and white goods which are included in the sale. There are two double bedrooms both with built in wardrobes offering plenty of storage space and a single bedroom that would also serve as a perfect home office. All bedrooms feature lovely views of the union canal that sits at the rear of the property. A family bathroom fitted with a three-piece suite and mains shower over the bath. Attic space which is partially floored and can be accessed via the hallway which also has two useful storage cupboards. Gas central heating and double glazing throughout for maximum efficiency. A single garage and residents parking is also available along with well kept communal gardens.

The property is located in the highly sought after Craiglockhart District of Edinburgh which lies approximately three miles southwest of the City Centre. On a quiet cul-de-sac, it is a lovely peaceful location with a real country feel. A five minute walk takes you to The Craiglockhart Pond and Hills which provide a peaceful sanctuary away from the bustling city. There are excellent local amenities nearby including a Tesco Express and a new Margiotta within five minutes walk, a Tesco Superstore at Colinton Mains, Sainsburys Superstore at Longstone and a 24 hour Asda Superstore at Chesser. A short drive will take you to the bustling areas of Bruntsfield and Morningside where you will find a wealth of specialty shops, restaurants, and bars. There are some excellent recreational facilities close by including the Craiglockhart Sports and Tennis Club, Kingsknowe and Merchants of Edinburgh Golf Clubs, Nuffield health centre at Chesser and of course the Union Canal which is close by provides scenic walks. Slateford Railway Station is just a 15 minute walk away and Haymarket is also easily accessible. Regular bus services to Edinburgh City Centre and the surrounding areas are also within walking distance. Craiglockhart primary school is just a ten minute walk along the canal. The Edinburgh City Bypass is about 3 miles away providing access to the central motorway network, Edinburgh Airport and the Queensferry crossing.

**Viewing by appointment on 0131 337 1800**

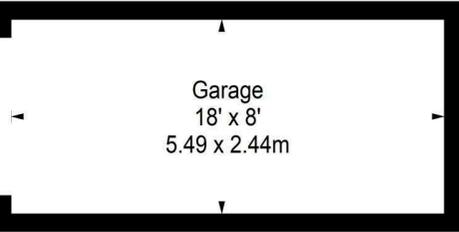
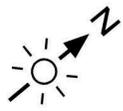




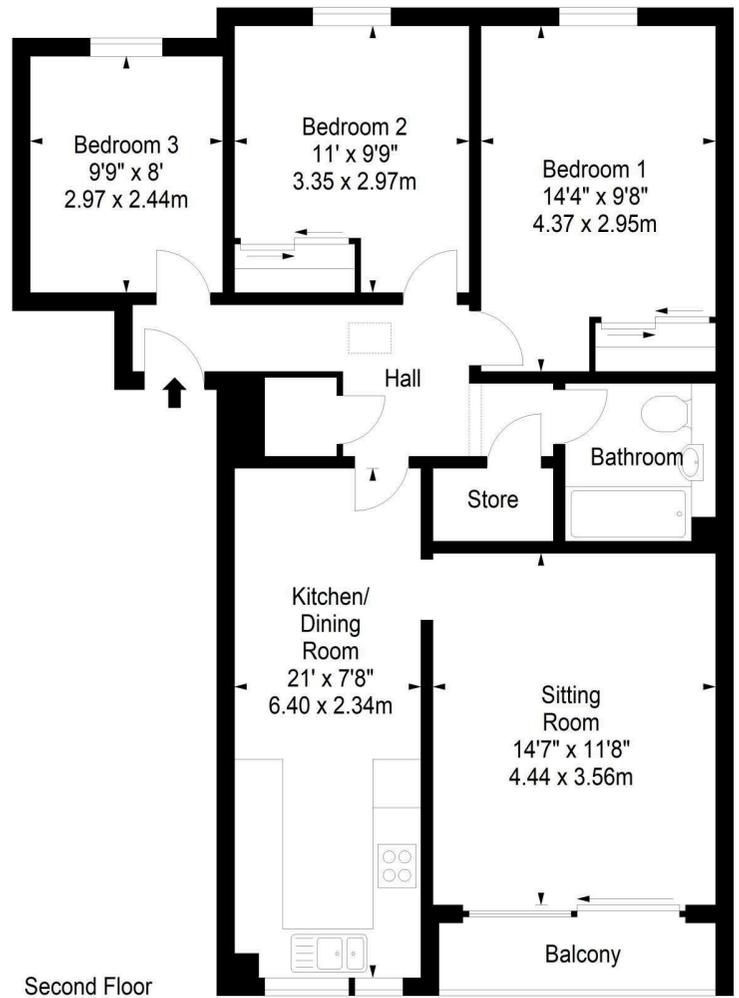
**Colinton Road,  
Edinburgh,  
Midlothian, EH14 1DD**



Approx. Gross Internal Area  
842 Sq Ft - 78.22 Sq M  
Garage  
Approx. Gross Internal Area  
144 Sq Ft - 13.38 Sq M  
For identification only. Not to scale.  
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Ground Floor



Second Floor



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

