

**13 Hailes Gardens
Edinburgh EH13 0JL**

Offers Over £525,000

- Beautiful bay window lounge
- Kitchen fitted with a range of wall and floor mounted units electric cooker and appliances included
- Dining room
- Two double bedrooms and a single bedroom
- Family bathroom fitted with three-piece suite and mains shower over bath
- Beautifully kept gardens to front and rear
- Gas central heating and double glazing
- Off-street parking and single garage



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EPC D



Detached

Blair Cadell are delighted to bring to market this superb detached bungalow in the sought after area of Colinton. With stunning gardens to the rear and room for growth, the property will appeal to many and must be viewed.

The accommodation comprises of a large bay window lounge with a gas fireplace making it the perfect place for relaxing with friends and family. Kitchen with a dining room off it which is ideal for hosting overlooking the gardens to the rear. The kitchen is fitted with a range of floor and wall mounted units, electric cooker and white goods which are included in the sale. There are two double bedrooms and a large single bedroom. The bedroom on the first floor allows access to eaves storage and has fitted wardrobes. There is a family bathroom fitted with a three-piece suite and mains shower over the bath. Gas central heating and double glazing throughout. There are beautiful mature gardens to both the front and rear of the property with the rear featuring established flower beds and beautiful views over Edinburgh along with two useful garden sheds. Off-street parking via a driveway and a single garage.*No warranties given for systems or appliances*

The property is located on Hailes Gardens part of a small and desirable established residential area in Colinton. There is a variety of independent retailers and specialty shops along with a range of amenities, including a Co-op, pharmacy, GP practice, post office, restaurants, pubs and major supermarkets nearby. Morningside and Bruntsfield are both within easy reach and offer a further wide range of shops including a Waitrose, a cinema, theatres and a selection of eateries for evening entertainment. The area offers country park walks and the Pentland Hills on the doorstep. There is a great choice of schools, including Juniper Green Primary School, Currie High School, Firhill and Merchiston Castle School with other independent schools a short drive away. The area is very well served by regular public transport links, with the bus to the city centre a 1 minute walk away. The City Bypass and the motorway networks are easily accessible.

Viewing by appointment on 0131 337 1800





**Hailes Gardens,
Edinburgh,
Midlothian, EH13 0JL**



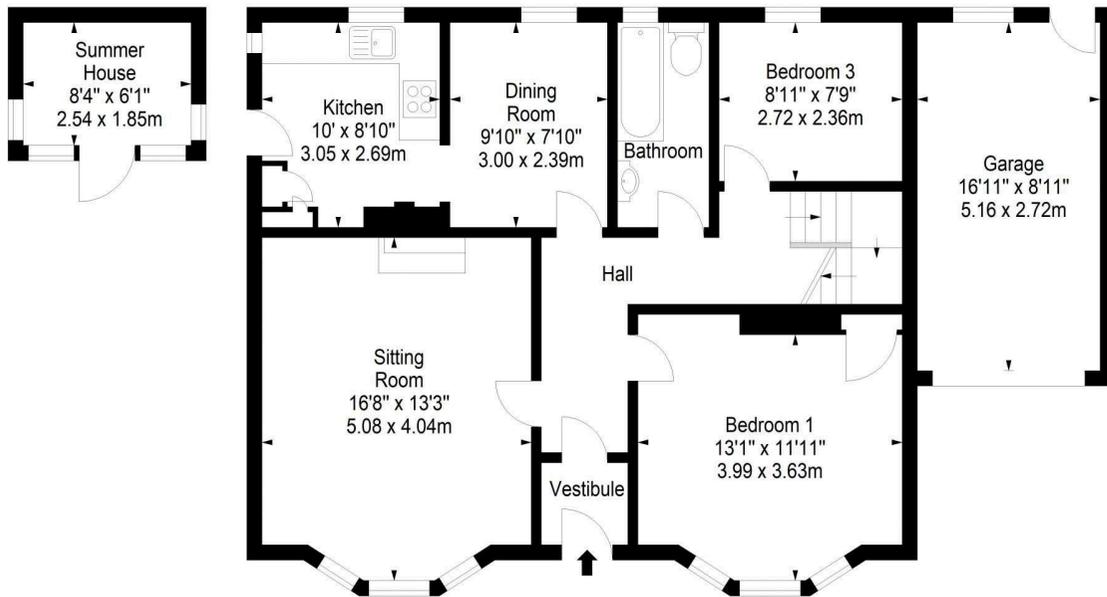
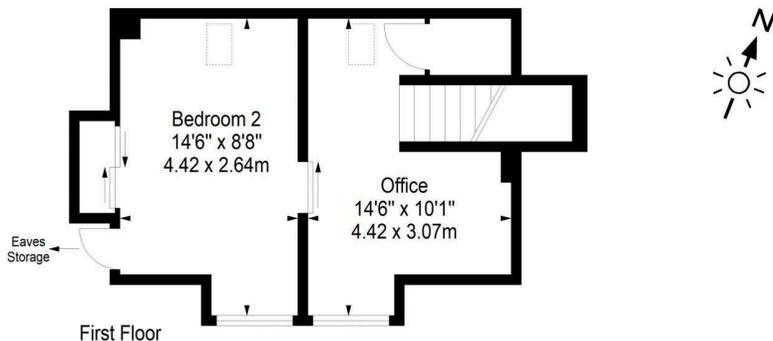
Approx. Gross Internal Area
1267 Sq Ft - 117.70 Sq M
(Including Garage)

Summer House

Approx. Gross Internal Area
50 Sq Ft - 4.65 Sq M

For identification only. Not to scale.

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Ground Floor

Ground Floor



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