

**36/4 BRIDGE ROAD
COLINTON
EH13 0LQ**



STEWART WATT & CO.
RESIDENTIAL PROPERTY



An attractive and well-proportioned first floor flat situated in the heart of the highly regarded and sought after Colinton village.

VIEWING BY APPOINTMENT ONLY
CALL 0131 337 9692

OFFERS OVER £178,000

- Double Bedroom
- Box Room
- Fully Fitted Kitchen
- Living Room
- Bathroom
- Ample storage throughout
- Shared Garden
- Private Cellar
- GCH & Secondary glazing





LOUNGE:

A spacious, front-facing living area featuring built-in storage, space for a dining table, and a large sash window that allows an abundance of natural light. The living area also provides access to the kitchen

KITCHEN:

The charming, fully fitted kitchen boasts gloss wall and base-mounted units and glass-fronted display cabinets. It features a Cannon Stratford gas hob with an integrated extractor hood, and complimentary work surfaces enhanced by a wraparound tiled splashback, . Additionally, it includes a stainless steel sink unit with a mixer tap and drainer.

BEDROOM:

A bright and generously sized double room with front-facing views, a built-in storage cupboard housing the gas boiler, and plenty of space for free-standing furniture.

BOX ROOM

A good-sized box room featuring a large built-in storage cupboard, ideal as a home office or useful extra storage space.

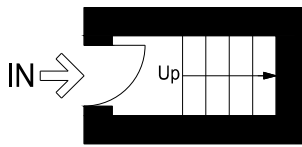
BATHROOM:

A modern bathroom featuring a wall mounted heated towel rail and a three-piece suite consisting of a WC, sink with mixer tap and bath with an overhead mains shower.

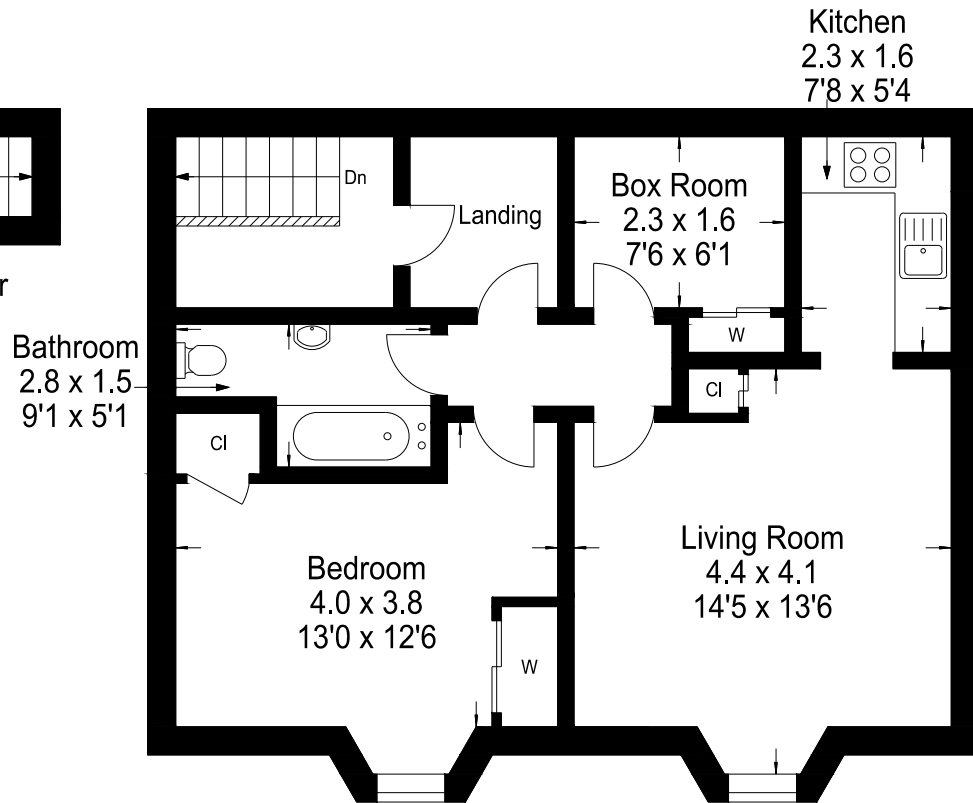
EXTERNAL:

The property includes access to a shared garden at the rear, featuring an enclosed drying green surrounded by colourful trees and bushes, as well as several patio areas ideal for alfresco dining. The ground floor communal hallway also provides a lockable cellar/storage room, perfect for storing bikes and other items. Additionally, free on-street parking is available in the vicinity.

Colinton is a residential area approximately five miles southwest of Edinburgh City Centre. The village enjoys a semi-rural atmosphere opposite the picturesque Water of Leith. Nearby scenic green spaces include Campbell Park, Spylaw Park, and Bonaly Country Park. Kingsknowe Golf Club is within easy reach, as is Craigmackenzie Leisure and Tennis Centre. Local shopping is well-catered for with a Co-op, pharmacy, health centre, and library in the village, while a Tesco Superstore is also nearby. The Gyle Shopping Centre, which houses a Morrisons supermarket and Marks and Spencer, is easily accessible. Colinton is an ideal location for students and staff of Heriot Watt and Napier Universities, as well as professionals working at Edinburgh Park and Hermiston Gait. Schooling options include Bonaly Primary School and Firrhill High School, with private options such as Merchiston Castle School and George Watson's College nearby. Regular bus services provide easy access to the City Centre and surrounding areas. There is also quick access to the City Bypass, motorway network, and Edinburgh International Airport.



Ground Floor



First Floor

Home Report Value: £180,000

Council Tax Band: B

EPC Band: C

Extras: All fitted floor coverings, light fittings, blinds, curtains shall be included in the sale.



Stewart Watt & Co.
202 Dalry Road
Edinburgh
EH11 2ES

DX ED166
Telephone: 0131 337 9692
Fax: 0844 682 5529
Email: law@stewartwatt.co.uk