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**6/9 WEST MILL ROAD
COLINTON
EDINBURGH**

Exceptionally spacious first floor flat located within a luxuriously appointed landscaped development with secure underground parking, enjoying a tranquil setting in the highly sought after district of Colinton.

Reception Hall, Spacious Lounge/Diningroom, Fitted Kitchen, Master Bedroom with En-Suite Shower Room, Second Double Bedroom and Bathroom. Gas Central Heating. Double Glazing. Burglar Alarm. Landscaped Gardens. Bin Stores. Two Designated Parking Spaces in Secure Underground Parking.

Fixed Price £249,500



GENERAL DESCRIPTION

Exceptionally spacious first floor flat located within a luxuriously appointed landscaped development with secure underground parking, enjoying a tranquil setting in the highly sought after district of Colinton. The development is entered via a secure gate with an entry-phone and the building is also entered via an entry-phone security system into a well presented entrance stair. The development which was built by Scotia Homes was completed in 2002 and there is about five years remaining on the NHBC.

The stylish, contemporary designed interior is immaculately presented and most of the rooms have laminated flooring. A gas central heating system served by a combination boiler complemented by double glazing ensures comfort and economy. The property also benefits from a burglar alarm security system. The accommodation comprises a welcoming reception hall, particularly spacious lounge/dining room enjoying a leafy outlook to the front, attractively fitted breakfasting kitchen with integrated appliances, master bedroom with French doors to external

balcony and en-suite shower room, second double bedroom and bathroom with shower. The property is set within delightful landscaped courtyard gardens with bin stores and also benefits from secure underground parking with two parking spaces designated to this property.

SITUATION

The property is located in the much sought after Colinton residential district of Edinburgh, which lies approximately 4 1/2 miles south-west of the City Centre. Excellent local amenities are provided in Colinton Village including a variety of shops, restaurants, bistros and bars, doctor and dental surgeries, bank, post office and library. There is easy access to the city by-pass with motorway connections beyond, which also gives fast access to Edinburgh International Airport. Leisure pursuits are well catered for with lovely walks within the Pentland Hills and Colinton Dell, there are a number of golf courses in the vicinity and Craiglockhart Sports Centre and Hillend Ski Centre a short drive away.



ACCOMMODATION

(ALL SIZES ARE APPROXIMATE)

RECEPTION HALL

13'6 X 6'3 (4.13M X 1.91M)

A welcoming reception hall with laminated flooring. Entry-phone handset. Built-in cloaks cupboard. Single radiator. Doors lead to all the rooms.

LOUNGE/DININGROOM

22'2 X 17'10 (6.77 X 5.44M)

French doors from the reception hall provide access to this exceptionally spacious, contemporary designed lounge/dining room. Large double glazed windows to the front opening onto an ornamental plant balcony and single window to the front, enjoying a peaceful leafy outlook. Laminated flooring. TV socket. Telephone point. Two single radiators.

BREAKFASTING KITCHEN

11'1 X 8'9 (3.39 X 2.67M)

This is a well proportioned breakfasting kitchen with ample room for a small table and chairs. It is attractively fitted with floor and wall mounted units with light wood finish incorporating a corner 1 1/2 stainless steel sink inset, with co-ordinating work surfaces, tiled surround and halogen down-lights. Wall shelves with pelmet lighting. The stainless steel gas hob, electric oven, stainless steel cooker hood, integrated microwave, dishwasher, washing machine and fridge/freezer are included. Saunier Duval central heating boiler. Vinyl floorcovering. Double radiator.



MASTER BEDROOM

16' X 12'8 (4.85 X 3.86M)

A bright and spacious double bedroom featuring two sets of double glazed French doors providing access to the external balcony, overlooking the courtyard. Built-in wardrobe. TV socket. Telephone point. Single radiator.

EN-SUITE SHOWER ROOM

This is fitted with a separate shower cabinet with mains shower, white pedestal wash hand basin and WC. Vanity shelf with large mirror above, down-lights and shaver socket. Partially tiled walls. Extractor fan. Single radiator.

BEDROOM 2

15'6 X 9'4 (4.72 X 2.84M)

Bright, generously proportioned double bedroom with double glazed window overlooking the courtyard. Built-in wardrobe. Single radiator.

BATHROOM

6'7 X 5'7 (2.01M X 1.70M)

An internal bathroom fitted with a three piece white suite comprising bath with mains shower, pedestal wash hand basin and WC. Vanity shelf with large mirror above, down-lights and shaver socket. Partially tiled walls. Extractor fan. Single radiator.



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LANDSCAPED GARDENS

The property is set within delightful landscaped courtyard gardens and there are outside bin stores.

PARKING

An electrically operated gate provides access to the secure underground parking and there are two designated parking spaces belonging to this property.

HEATING

The property has a full gas central heating system served by a combination boiler.

FACTOR

The development is factored by McBride Property Factors and there is an annual charge in respect of the cleaning and lighting of the common area, garden maintenance and block building insurance.

NOTES OF SALE

Items to be included are the carpets, curtains, gas, hob, electric oven, cooker hood, microwave, dishwasher, washing machine and fridge/freezer.

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

ENTRY

By Arrangement

VIEWING

By appointment please contact Russel + Aitken on 0131 315 2638.

PRICE

Fixed Price £249,500