



38 Colinton Mains Green, Edinburgh, EH13 9AQ
OFFERS OVER £245,000



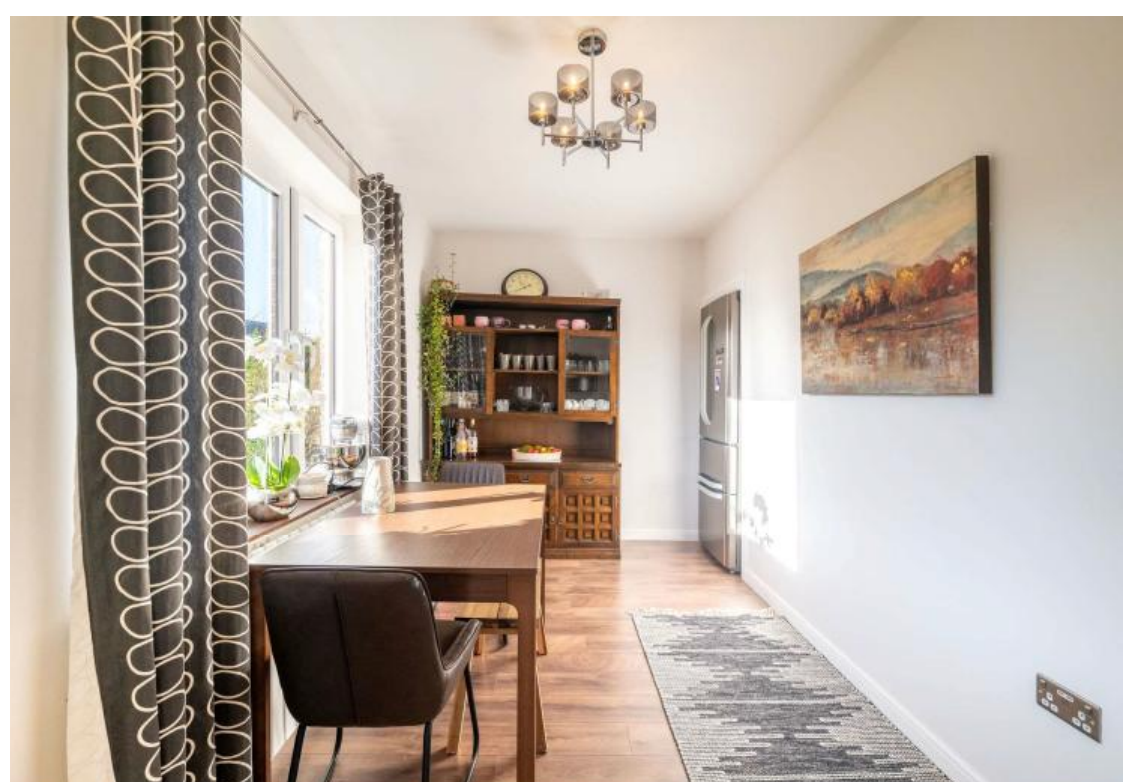
MONARCH
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Beautifully presented, end-terraced, double upper villa situated in the popular Colinton Mains district of the city, a short journey to the southwest of Edinburgh City Centre, close to a wide range of local amenities.

The property is in excellent decorative order and offers an excellent family home in a popular location.

The accommodation comprises: Reception hall. Generously proportioned living room, dining room leading through to a fully fitted kitchen with appliances.



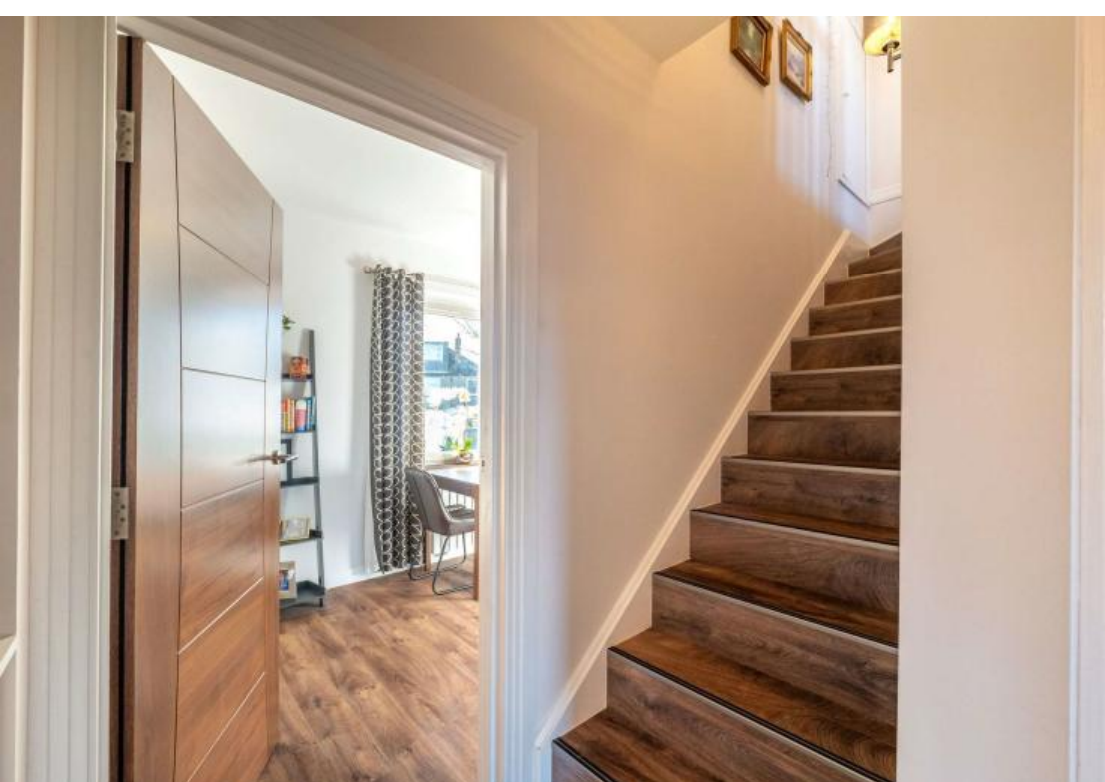


In addition the ground floor offers a large double bedroom and shower-room.

The upper landing offers a huge amount of storage, two further large bedrooms and a family bathroom.



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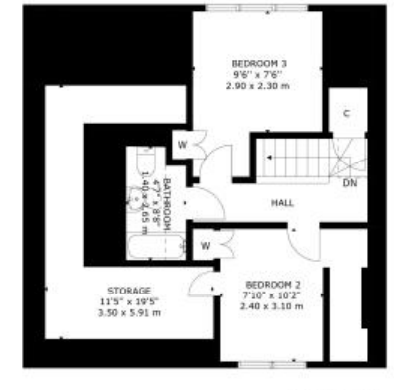
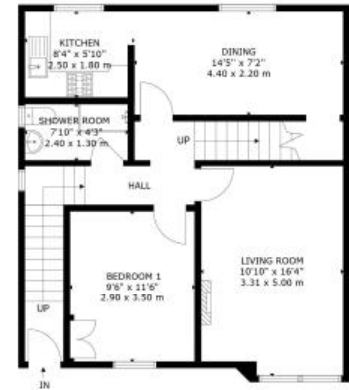




The property is further enhanced by Gas central heating, double glazing, private garden to the front and rear and unrestricted on-street parking.



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FIRST FLOOR

SECOND FLOOR

38 COLINTON MAINS GREEN, EDINBURGH, EH13 9AQ

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,282 SQ FT / 119 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.