

# 49/3 West Mill Road

COLINTON, EDINBURGH, EH13 0NZ



*Stunning three-bedroom apartment positioned at the end of a quiet street in Colinton and sitting on the banks of the Water of Leith*



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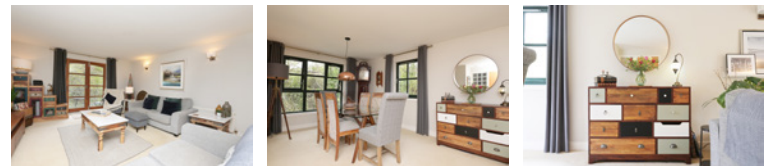
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McEwan Fraser is delighted to present this stunning second-floor apartment to the market. The property is positioned at the end of a quiet street in Colinton and sits on the banks of the Water of Leith. The picturesque location of the property can be enjoyed from a charming private balcony leading from the living room. Presented to the market in immaculate condition, the property offers excellent proportions throughout and accommodation includes three double bedrooms with en-suite to master, a large triple-aspect living room, a stylish modern kitchen, and a master bathroom. Further benefits include a private garage, gas central heating, double glazing, a secure entry system, ample parking and communal garden grounds.

# THE LIVING ROOM



Internally, the property is arranged around a spacious central hallway that includes integrated storage. The accommodation is focused toward a spacious living room which is naturally bright and boasts plenty of space for a large suite, dining table, and a complete range of supporting furniture. The space on offer cannot be overstated, and the new owner will have endless flexibility to create their ideal entertaining space. To one end of the living room, French doors open onto the private balcony.



# THE KITCHEN



The contemporary kitchen has a range of base and wall-mounted units that are set against a tiled splashback and topped with a contrasting work surface. There is ample prep and storage space, a mixture of integrated and freestanding appliances, and space for a breakfast table.





The master bedroom is an impressive double with direct views over the river. There is an integrated wardrobe and plenty of space for a full suite of free-standing bedroom furniture. The en-suite shower room has a contemporary finish and includes a double shower. Bedrooms two and three are further generous doubles.

The internal accommodation is completed by the stylish master bathroom that is partially tiled and enjoys a three-piece white suite with a mains shower over the bath.

# THE BATHROOM





# BEDROOM 1



The en-suite shower room has a contemporary finish and includes a double shower



# BEDROOM 2





# BEDROOM 3





Colinton is a prestigious residential area to the southwest of Edinburgh, much sought after due to the excellent access both to the city centre and to the City Bypass and Airport. This property is located in an area which has a rural feel to it with beautiful woodlands leading down to the river, landscaped walkways and picturesque views.

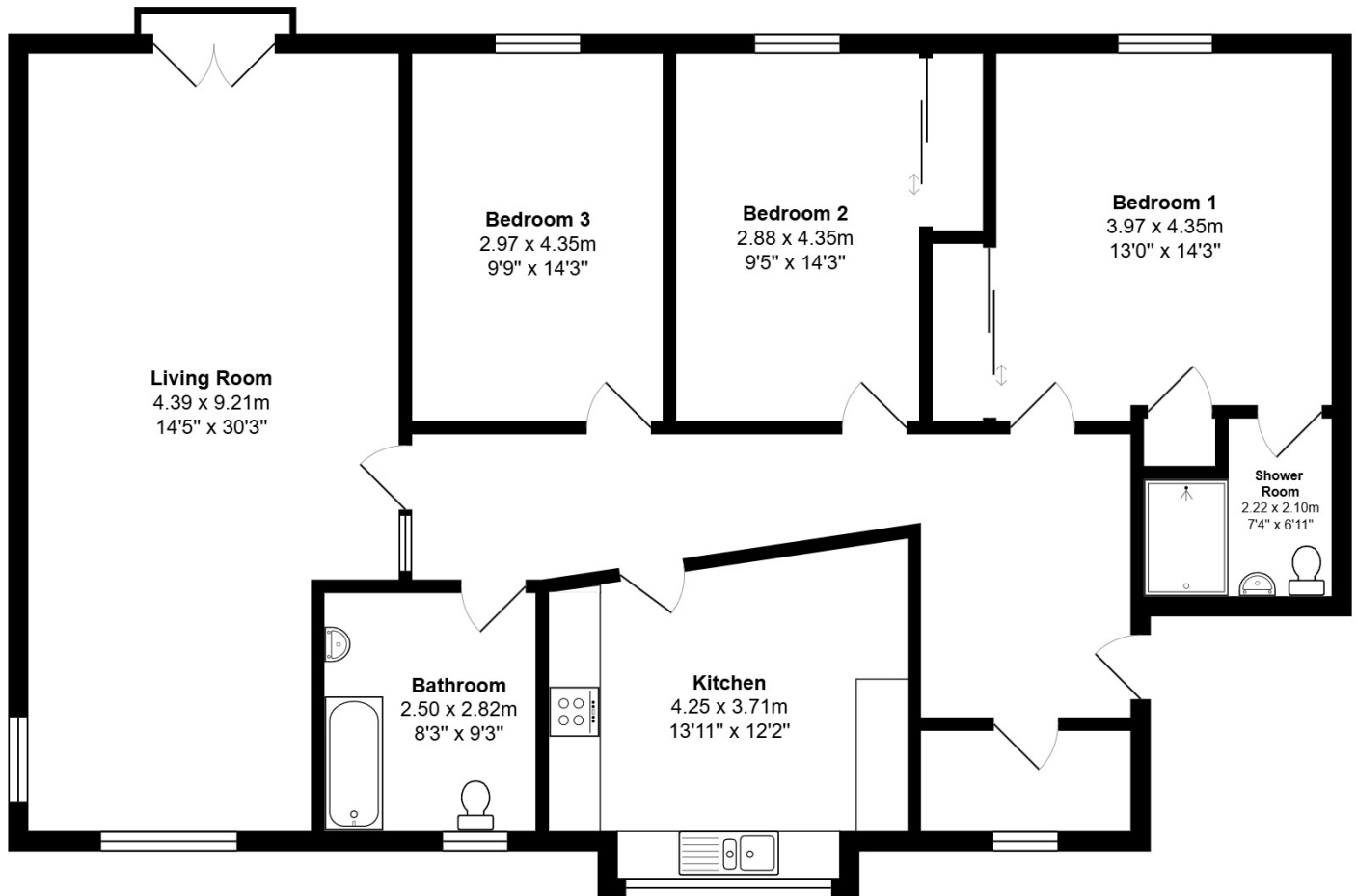
Viewing is essential.

# EXTERNALS



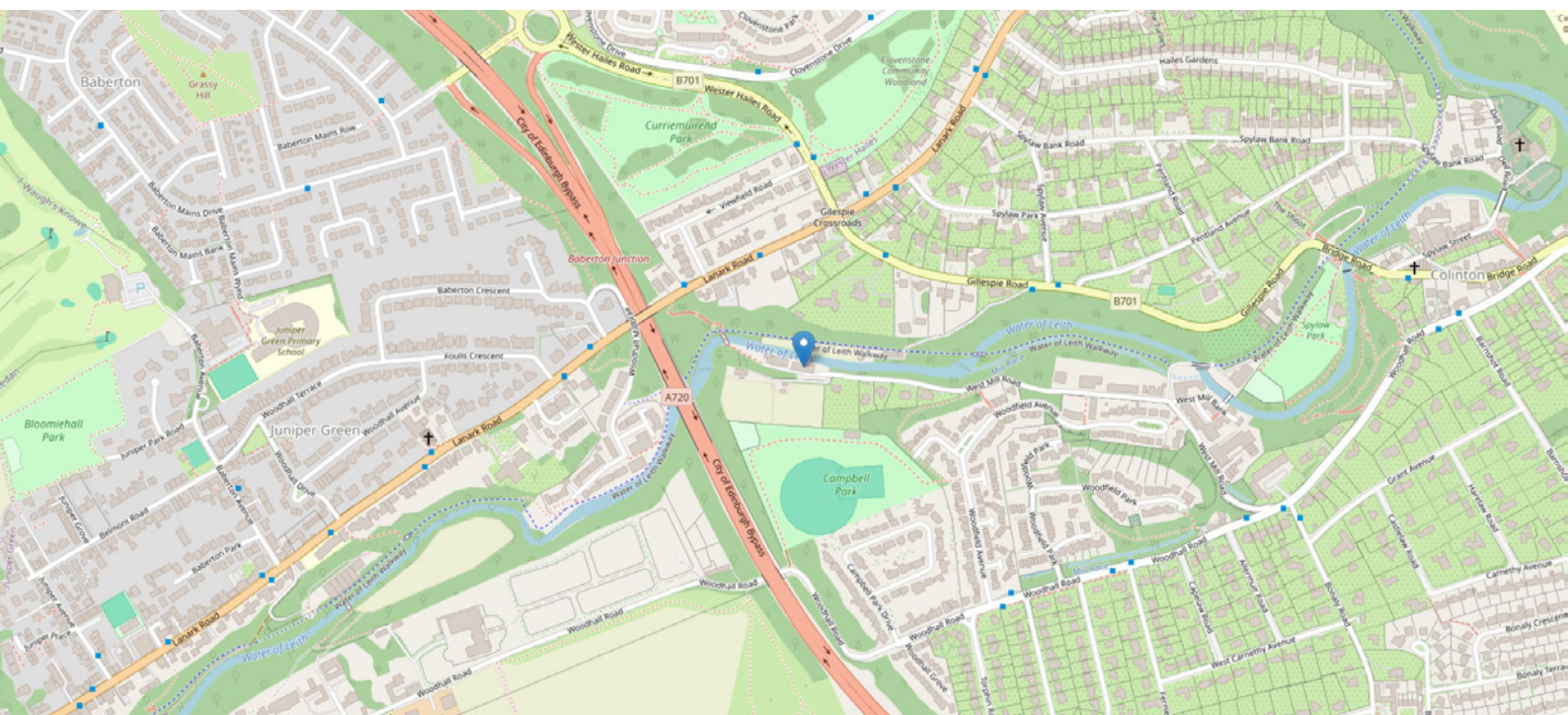


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 134m<sup>2</sup> | EPC Rating: B





# THE LOCATION

West Mill Road is quietly situated just off Woodhall Road in Colinton, one of Edinburgh's most sought-after residential areas, which is situated to the southwest of the city at the foot of the Pentland Hills. Colinton is a thriving community with a broad range of local amenities and activities, including a good selection of everyday shops, a Co-op, health centre, pharmacy, post office, restaurants and churches with further facilities nearby, including Tesco and Morrisons Supermarkets. Colinton has an excellent library, which is well used by the local residents.







The Water of Leith, Spylaw Park, Bonaly and the Pentland Hills are all easily accessible and offer many pleasant recreational pursuits for walkers and cyclists. The Water of Leith meets the Union Canal and offers a a stunning commute for a cyclist. The area has good golf courses and easy access to Hillend Ski Slope. Edinburgh's city bypass is situated close by and provides links to the main motorway network, Edinburgh Airport and East Lothian. A regular public transport service operates to and from the city centre and to surrounding areas.

There are excellent local public and private schools within the area at the Primary and Secondary levels.



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