



52/5, Spylaw Bank

COLINTON, EDINBURGH, EH13 0JE



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EPC

D



MURRAY
BEITH
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Property Summary

Introducing a charming duplex period flat that beautifully combines traditional character with attractive modern interiors. Accessed via a private main entrance, the home opens to a welcoming hall with storage and a distinctive spiral staircase, leading to spacious and well-balanced accommodation. A generous living room with a fireplace provides an inviting focal point, while the modern dining kitchen and utility room offer excellent functionality for everyday living. Two well-proportioned bedrooms and a contemporary bathroom complete the interior. Further benefits include a private garden, access to communal gardens, on-street parking, gas central heating, and traditional windows, creating a comfortable and characterful home in a highly desirable setting.

Extras

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

- Two-bedroom period flat in Colinton
 - Private main entrance
 - Entrance hall with storage and spiral staircase
 - Attractive modern interiors
 - Spacious living room with fireplace
 - Modern dining kitchen and utility room
 - Spacious main bedroom
 - Versatile second bedroom
 - Bathroom with an overhead shower
 - Private garden plus communal garden
 - On-street parking
 - Gas central heating
 - Traditional windows
 - Home Report value - £340,000
 - EPC Rating - D
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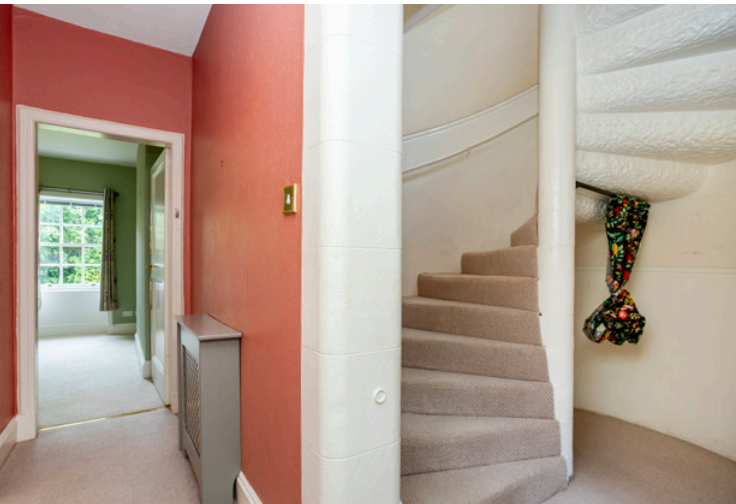
Attractive
modern
interiors with a
private
garden







Spacious living room with fireplace and a modern dining kitchen and utility room







Benefits include a private garden, and access to communal gardens







Floorplan

