

**11 Spylaw Bank Road  
Edinburgh EH13 0JW**

**Offers over £840,000**

- Impressive 4 bedroomed semi detached Villa
- Sought after location
- Elegant period features throughout
- Bay window Lounge with access to sunroom
- Spacious kitchen dining area
- Family bathroom
- Beautiful front and rear private gardens
- On street parking

**Council Tax Band: G**

**Tenure: Freehold**

**Annual Service Charge: N**

**Shared Ownership: N**





## Impressive 4 bedroomed Semi-Detached

11 Spylaw Bank Road is an impressive semi-detached property situated in the highly sought-after Colinton area of the city. Set within beautiful mature gardens with spectacular panoramic views, this four-bedroom property combines generous proportions and elegant period features and offers great further development potential. This is a rare opportunity to acquire a spacious and characterful home in one of Edinburgh's most desirable areas, with excellent amenities, schools, and green spaces all within easy reach.

This charming property offers a welcoming entrance courtyard and vestibule that leads to a spacious hallway. The lounge features a large bay window, offering plenty of natural light and picturesque views, the elegant fireplace complete with a wood-burning stove creates a cozy and inviting atmosphere, access is also provided to a bright and airy sunroom leading to the rear patio and gardens. A spacious open-plan dining kitchen offers ample wall and floor-mounted storage, an electric oven, a gas hob, a utility area, a pantry cupboard, and a fireplace. The adjoining dining area-with its beautiful bay window and additional fireplace-is an ideal space for entertaining. Also on this level is a versatile study, which could be used as a nursery or an additional bedroom, along with a convenient WC. Upstairs, there are three generous double bedrooms. The master suite boasts a beautiful balcony with exceptional views. The family bathroom features a three-piece suite with a shower over the bath. The second floor provides an additional attic room with excellent eaves storage. Further benefits include gas central heating and on street parking.

The property is set within beautifully maintained, mature, private front and rear gardens. The rear garden offers direct access to the Water of Leith walkway-perfect for countryside strolls, dog walking, or simply enjoying nature right from your doorstep. A spacious workshop area provides ideal space ideal for hobbies and storage.

Colinton offers a wealth of local amenities, including independent retailers, a Co-op, pharmacy, GP practice, churches, post office, restaurants, and bars, with larger supermarkets just a short drive away. The vibrant areas of Morningside and Bruntsfield are also within easy reach, offering a wider selection of shops, a Waitrose, cinemas, theatres, and fantastic dining options. For outdoor enthusiasts, Spylaw Park is a delightful nearby green space, providing plenty of opportunities for leisure and relaxation. Additionally, the nearby country parks and the stunning Pentland Hills offer excellent walking and outdoor activities. The Water of Leith Walkway, a scenic path along the river, is perfect for walking and cycling, providing a tranquil route through nature and linking various picturesque areas of Edinburgh.

The area provides an excellent selection of local schools, including Bonaly Primary, Firhill High School, and Merchiston Castle School, along with other prestigious independent schools just a short drive away. The Colinton Tunnel, a popular cycling and walking route, offers an excellent way to explore the area and enjoy scenic journeys to the city.

Commuters will benefit from regular public transport links, as well as easy access to the City Bypass and motorway networks.

Open Viewings on Sundays 2pm-4pm or by appointment [0131 337 1800](tel:01313371800)





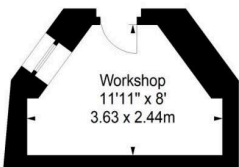




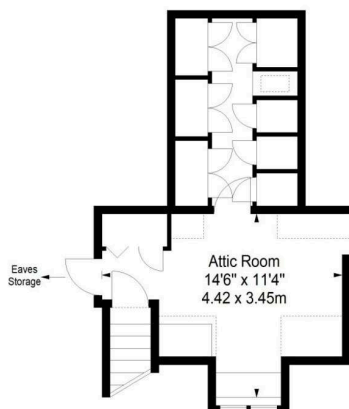
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Edinburgh, EH13 0JW**



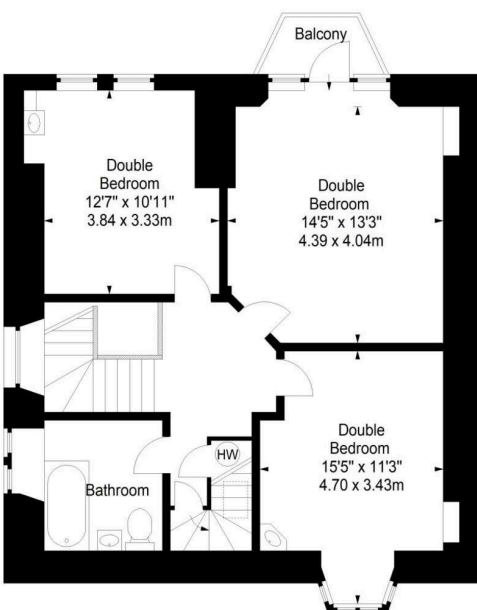
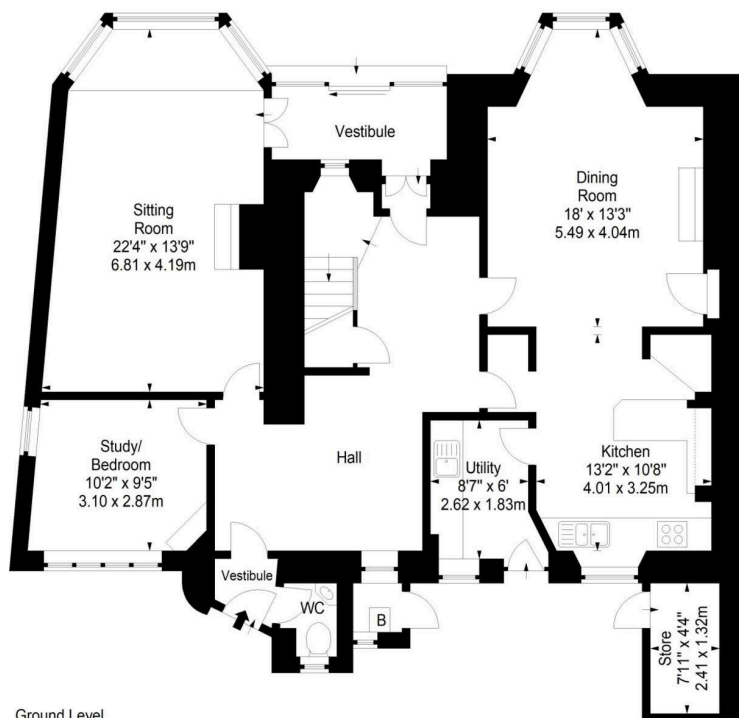
Approx. Gross Internal Area  
2197 Sq Ft - 204.10 Sq M  
Workshop, Store & Boiler Room  
Approx. Gross Internal Area  
118 Sq Ft - 10.96 Sq M  
For identification only. Not to scale.  
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Garden Level



Second Level



First Level

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