

**28/2 Colinton Road  
Edinburgh EH10 5EQ**

**Offers Over £1,000,000**

- Bay window drawing room
- Bay window lounge
- Breakfasting kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances included
- Dining room
- Four double bedrooms
- Billiards room
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Shower room
- W.C
- Gas central heating
- Private garden laid to lawn and mature flower beds
- Off-street parking and car port

**Council Tax Band: G**  
**Tenure: Freehold**  
**Shared Ownership: No**



3



4



2



EPC D

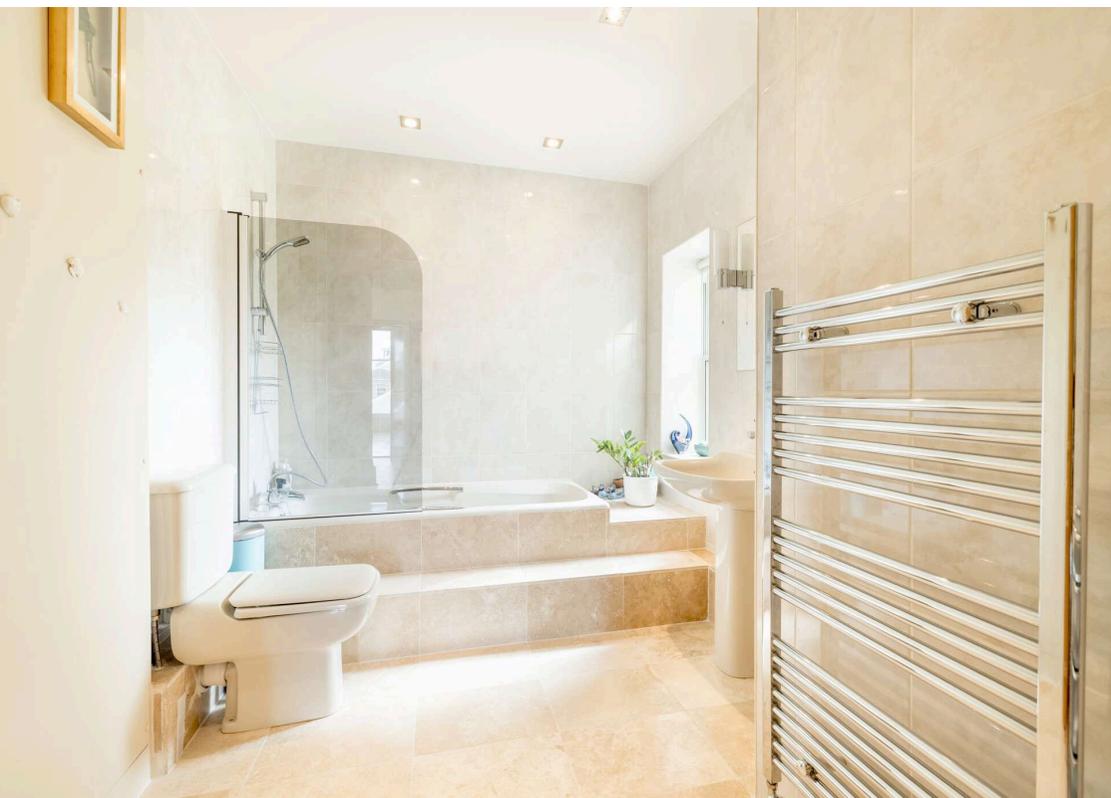


## Double Upper Flat

Blair Cadell are delighted to present to market this exceptional home, forming part of a striking detached Victorian villa. Occupying the first and second floors and set on a prominent corner plot, this stunning property boasts outstanding views to the south and west across Craiglockhart Hill, the Braids, and the Pentland Hills. Rich in period charm and complemented by excellent local amenities, this unique home offers generous living space and character in abundance. Early viewing is highly recommended to avoid disappointment. The accommodation comprises of a shared entrance vestibule leading to a private entrance hall, with a staircase bathed in natural light from a stunning cupola above. An elegant drawing room with bay window featuring a window seat overlooking the front and side gardens, stunning detailed cornicing and complete with working shutters. A formal dining room or additional double bedroom featuring a large fireplace with marble inset and mahogany surround, also with working shutters. A front-facing sitting room with bay window, gas stove, ornate cornicing and a marble-inset fireplace with wood surround and hearth. A well-appointed kitchen fitted with a range of wall and base units, including a central island and high-spec Siemens appliances: 5-burner gas hob with extractor hood, fan oven, grill, warming drawer, washing machine, dishwasher, and tumble dryer. A fully tiled bathroom with a three-piece suite, mains shower over the bath, and heated towel rail. To the rear, a split-level area leads to a magnificent wood-panelled billiard room, complete with a full-sized table (included in the sale) and a west-facing sun loggia offering open panoramic views—an ideal space for entertaining or relaxing. Upstairs, the second floor provides four generously proportioned double bedrooms, a modern shower room, and a separate WC. The property further benefits from gas central heating throughout. Externally, the home enjoys a beautifully maintained private garden with mature flower beds, a summer house, a carport, and a driveway offering off-street parking. Merchiston is a prestigious residential area located approximately 1.5 miles from Edinburgh city centre. It benefits from excellent transport links, including regular bus services and easy access to the City Bypass, Edinburgh International Airport, and the M8, M9, and M90 motorways. The area is served by excellent schools, both state and private, including Boroughmuir High School, Bruntsfield Primary, and George Watson's College. A wide range of shopping options are nearby, including Sainsbury's, a 24-hour ASDA, Lidl, Aldi, and a short walk to M&S and Waitrose. Recreational amenities are abundant with Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex—all offering leisure and dining options within easy reach.

**Viewing by appointment on 0131 337 1800**

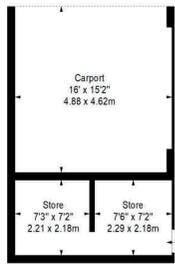




Colinton Road,  
Edinburgh,  
Midlothian, EH10 5EQ

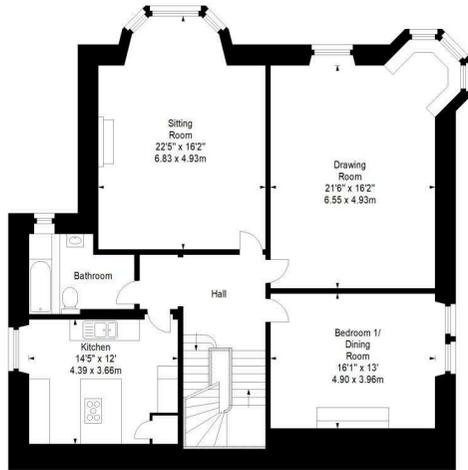
SquareFoot

Approx. Gross Internal Area  
3131 Sq Ft - 290.87 Sq M  
Carport & Stores  
Approx. Gross Internal Area  
364 Sq Ft - 33.82 Sq M  
For identification only. Not to scale.  
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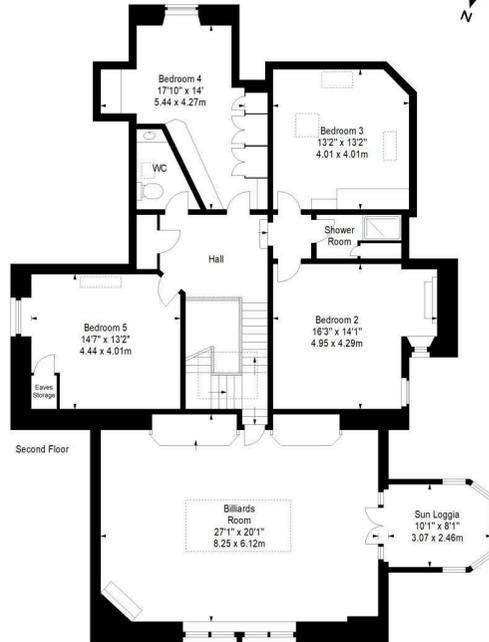


Ground Floor

Ground Floor Entrance



First Floor



Second Floor



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