

## 2 Hailes Terrace Edinburgh EH13 0NB

**Offers Over £270,000**

- Large living/dining room featuring gas fireplace
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob, double oven and integrated appliances
- Two double bedrooms both with fitted wardrobes
- Attic room
- Bathroom fitted with three-piece suite and an electric shower over the bath
- Gas central heating and double glazing
- Mature gardens to front and rear
- Free on-street parking

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



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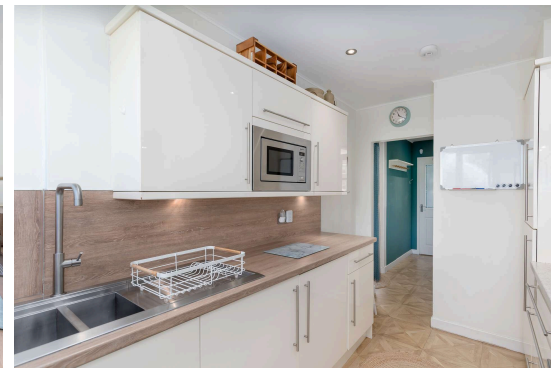
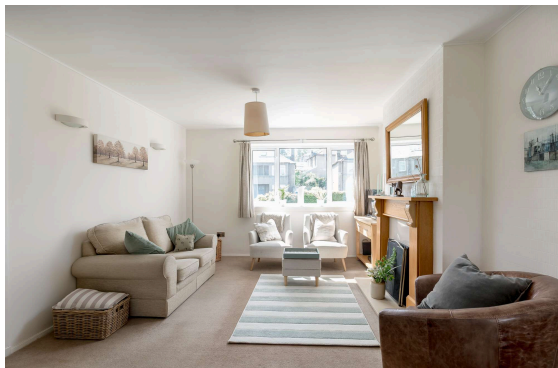
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1



EPC C



## Quarter Villa

Blair Cadell are delighted to offer to market this superb upper flat in the highly sought-after area of Colinton. With two spacious double bedrooms and excellent potential for extension, this charming home is ideal for a wide range of buyers. Early viewing is highly recommended.

The accommodation comprises a bright and generously proportioned living/ dining room, complete with a gas fireplace and flooded with natural light—an ideal space for entertaining or relaxing with family and friends. The galley kitchen is fitted with a range of wall and floor-mounted units, a gas hob, double oven, and integrated appliances. There are two well-sized double bedrooms, both benefiting from built-in wardrobes offering ample storage. A fully floored attic room with Velux windows provides fantastic potential for conversion, subject to the necessary consents, adding even more space and value to the property. The bathroom is fitted with a three-piece suite and an electric shower over the bath. The home also benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency year-round. Externally, the beautifully maintained gardens to the front and rear are a true highlight. The front garden features a summer house, patio area, and a stunning cherry tree, creating the perfect setting for summer barbecues and outdoor entertaining. Free on-street parking is also available.

Situated on Hailes Terrace, within an established residential enclave, the property enjoys a prime location. Colinton offers a wealth of amenities, including independent retailers, a Co-op, pharmacy, GP practice, post office, restaurants, and pubs, with larger supermarkets nearby. The vibrant areas of Morningside and Bruntsfield are within easy reach, providing a wider array of shops, a Waitrose, cinema, theatres, and an excellent selection of eateries. Nature lovers will appreciate the proximity to country park walks and the Pentland Hills and woodland walks along the water of Leith, while families benefit from an excellent choice of schools, including Juniper Green Primary, Currie High, Firhill, and Merchiston Castle School, as well as other prestigious independent schools just a short drive away. Commuters will value the convenience of regular public transport links, with a bus stop to the city centre just a minute's walk away and a railway stop just a five minute walk away to Glasgow and city centre. The City Bypass and motorway networks are also easily accessible

**Viewing by appointment on 0131 337 1800**





**Hailes Terrace,  
Edinburgh,  
Midlothian, EH13 0NB**



Approx. Gross Internal Area

784 Sq Ft - 72.83 Sq M

Attic

Approx. Gross Internal Area

419 Sq Ft - 38.93 Sq M

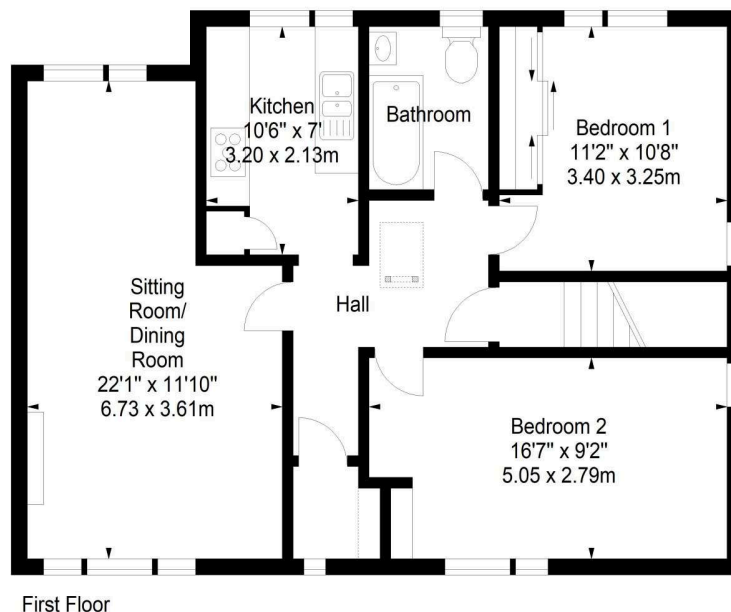
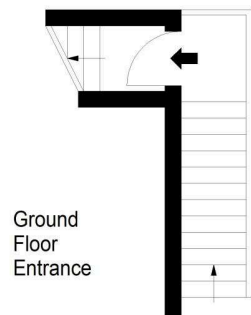
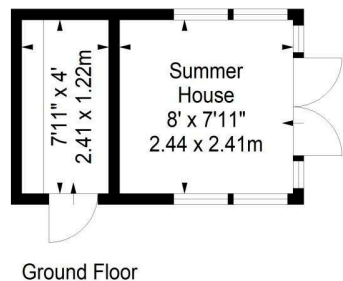
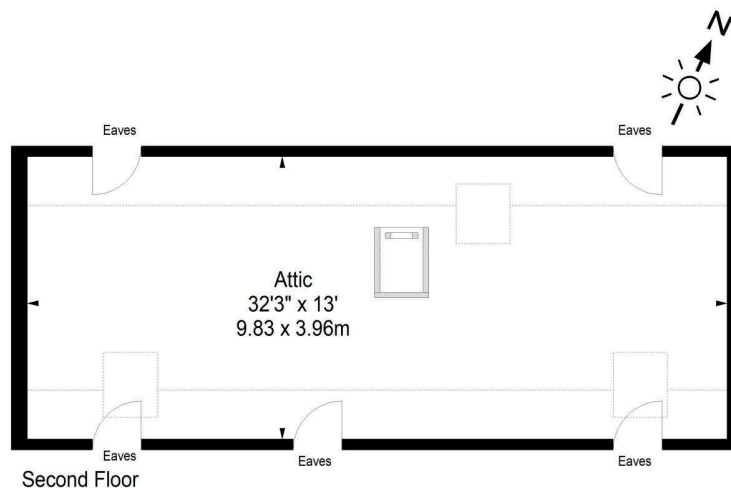
Summer House

Approx. Gross Internal Area

100 Sq Ft - 9.29 Sq M

For identification only. Not to scale.

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