

**4 Hailes Avenue  
Edinburgh EH13 0NA**

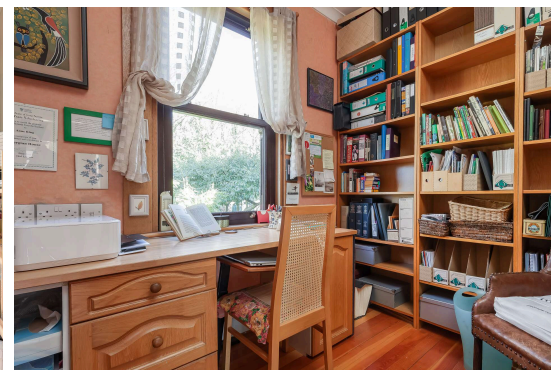
**Offers Over £515,000**

- Bay window lounge featuring gas fireplace
- Galley kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and white goods included
- Two double bedrooms and single bedroom with master featuring en-suite
- Bathroom fitted with three-piece suite
- W.C
- Large cellar
- Mature private gardens to front and rear
- Off-street parking

**Council Tax Band: G**

**Tenure: Freehold**

**Shared Ownership: No**





## Detached Bungalow

Blair Cadell is delighted to present this exceptional detached bungalow in the highly sought-after Hailes Avenue. Boasting three bedrooms, generous garden space, and exciting development potential, this charming home is a must-see.

The accommodation features a spacious bay-windowed lounge with a gas fireplace and built-in bookshelves, providing both warmth and ample storage. The well-appointed galley kitchen includes a range of floor and wall-mounted units, an induction hob, an electric oven, and essential white goods, all included in the sale. A bright and airy dining room offers stunning garden views, creating the perfect space for family gatherings. The property comprises two double bedrooms and a comfortable single bedroom/home office, with the master bedroom benefiting from built-in wardrobes and a fully tiled en-suite with a walk-in mains shower and two-piece suite. A family bathroom is fitted with a modern three-piece suite and there is an additional W.C and useful storage cupboard in the hallway. Additional highlights include gas central heating and double glazing throughout, ensuring year-round comfort. Outdoors, a superb decked area provides the perfect spot for morning coffee, while the beautifully landscaped gardens feature mature flower beds, a patio area, and a greenhouse—ideal for gardening enthusiasts. A standout feature is the expansive cellar, spanning the full footprint of the house, offering excellent storage or exciting development potential. Completing this wonderful home is off-street parking via a private driveway.

Situated on Hailes Avenue, a peaceful cul-de-sac 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**





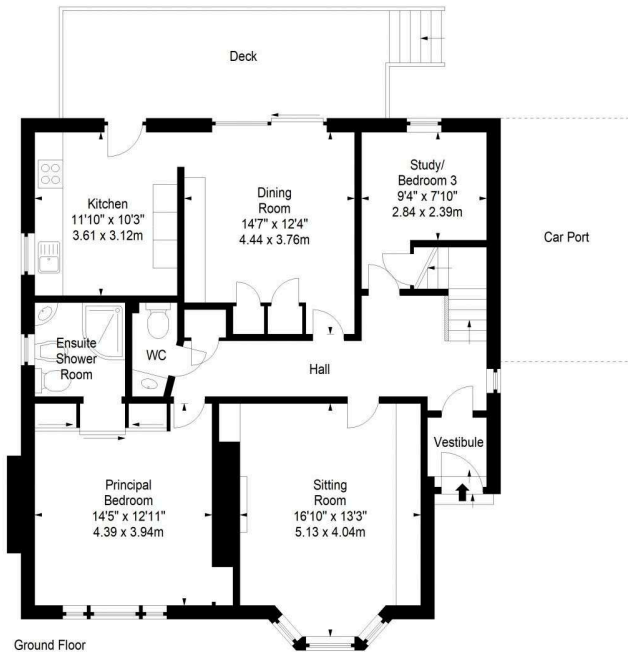
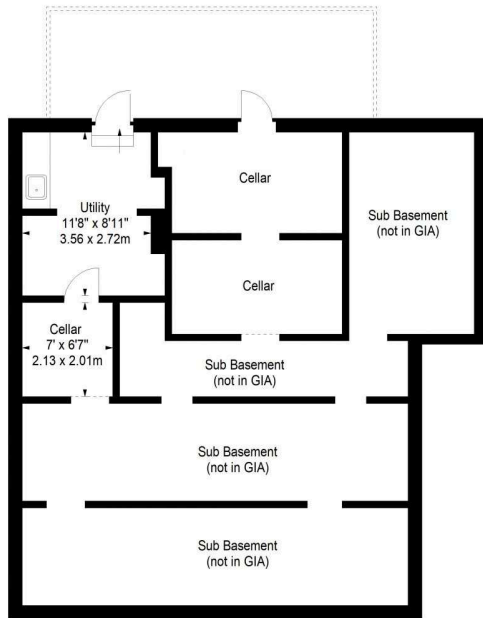
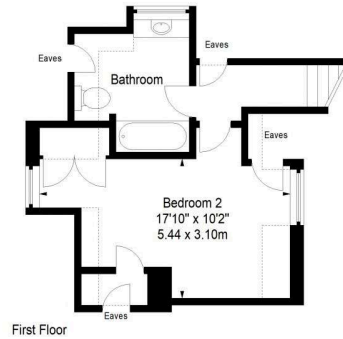




Hailes Avenue,  
Edinburgh,  
Midlothian, EH13 0NA



Approx. Gross Internal Area  
1368 Sq Ft - 127.09 Sq M  
Utility & Cellars  
Approx. Gross Internal Area  
355 Sq Ft - 32.98 Sq M  
(Sub Basement not included)  
For identification only. Not to scale.  
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