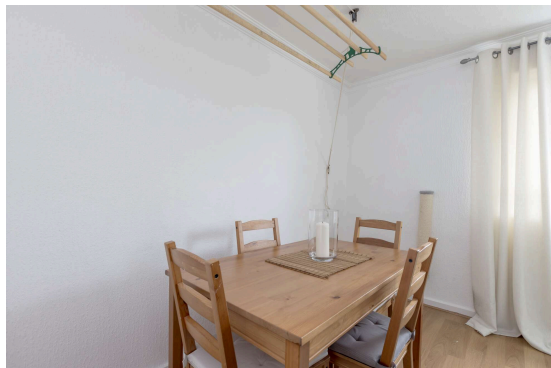


**51/3 Firrhill Drive
EDINBURGH EH13 9EU**

Offers Over £150,000

- Large living/dining room featuring fantastic views
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included in sale
- Two double bedrooms
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Multiple storage cupboards
- Allocated garden area
- On-street parking

Council Tax Band: B
Tenure: Freehold
Shared Ownership: No



Flat

Blair Cadell are delighted to present to the market this superb two-bedroom flat in the highly sought-after area of Firrhill. Presented in excellent condition throughout and offering fantastic links to the city centre, this property is ideal for a wide range of purchasers. Early viewing is highly recommended.

The accommodation comprises a bright and spacious living/dining room, perfectly positioned to enjoy beautiful views of the Pentland Hills—an ideal space for relaxing or entertaining guests. A large built-in cupboard provides valuable additional storage. The well-appointed kitchen is fitted with a range of modern wall and floor-mounted units, a gas hob, electric oven, and includes white goods as part of the sale. There are two generous double bedrooms, with some furnishings available by separate negotiation. The bathroom features a three-piece suite and a mains-powered shower over the bath. Further storage is available via a large hallway cupboard and an additional store in the communal stair, ideal for bikes or bulkier items. Additional benefits include gas central heating and double glazing throughout. Externally, the property enjoys a well-maintained private garden area, and free on-street parking is readily available.

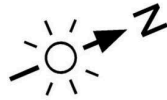
Colinton Mains is to the south-west of the city centre which can be accessed via a frequent bus service that runs close by. For the commuter, the bypass is a short drive away at Dreghorn or Fairmilehead and leads to the central belt motorway network, the south and the International Airport. Shopping facilities include a wide variety of specialist shops plus Aldi, Tesco and Morrisons superstores. Morningside and Bruntsfield are both within easy reach and offer a further variety of shops, a cinema, theatres and a selection of eateries for evening entertainment. The area enjoys country park walks and the Pentland hills on the door step. Recreational facilities include a number of popular golf clubs, Craiglockhart Tennis and Sports Centre, the Pentland Country Park, and Hillend Ski Centre.

Viewing by appointment on 0131 337 1800

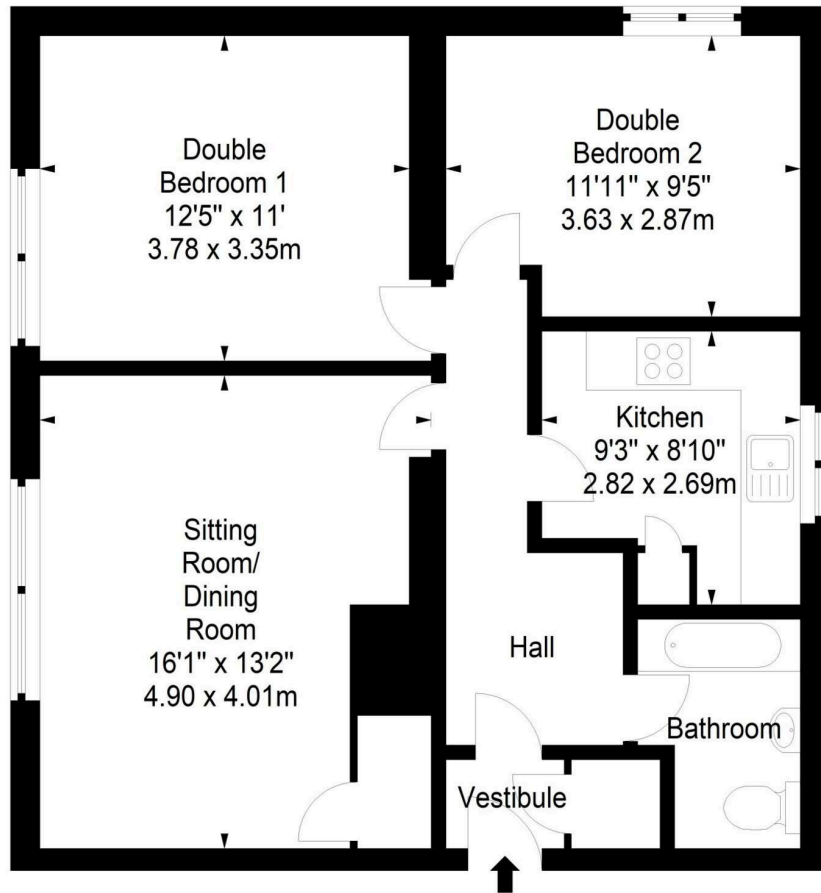




Firrhill Drive, EH13 9EU



Approx. Gross Internal Area
708 Sq Ft - 65.77 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor



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