



21 Hailes Park, Edinburgh, EH13 0NG

Delightful four-bedroom detached chalet style villa with driveway, garage, and enclosed private garden

URQUHARTS
EDINBURGH



DESCRIPTION

21 Hailes Park is a delightful four-bedroom detached chalet-style family home, forming part of a quiet cul-de-sac, with driveway, garage and enclosed private west/south-west facing garden. Situated in the desirable Colinton and neighbouring Juniper Green area, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance vestibule and hall with downstairs WC and storage cupboard; spacious living room with bay window overlooking the front garden; bright open plan kitchen / dining room and utility room with direct access to the enclosed rear garden and decking area; modern fitted kitchen with wall and base units, integrated appliances and utility room, also with access to the rear; master bedroom with en-suite shower room; three further bedrooms, one currently used as a home office/study, all with built-in mirrored wardrobes; and family bathroom with three-piece suite.

ACCOMMODATION

Entrance vestibule & hall. Living room. Dining room. Kitchen & utility room. Four bedrooms (one en-suite). Bathroom. WC. Attic.

Gas central heating. Double Glazing. Well-maintained front, side and rear gardens, with the rear garden laid to lawn with decking area. Single integral car garage and driveway with EV charging point.

LOCATION

Colinton is a historic village located approximately 4 miles southwest of the City Centre. It is known for its leafy surroundings, pleasant walks and thriving community. There is easy access to the city bypass and the road network beyond as well as Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing. Local shops cater for everyday needs with further shopping facilities at Tesco at Colinton Mains, Morrison's at Hunters Tryst, and more extensive shopping available at Hermiston Gait, Straiton and The Gyle. Catchment schools include the highly regarded Juniper Green Primary School and Currie High School, with





private schooling at George Watson's College and Merchiston School, only a short drive or bus ride away. Napier and Heriot Watt university campuses are also within easy reach. The area is well served for a variety of recreational and leisure facilities including the Spylaw Park, Campbell Park, Bloomiehall Park, walks through Colinton Dell, Pentland Hills Regional Park, the Water of Leith Walkway & Cycle Path, golf courses at Baberton and Kingsknowe, local sports, tennis and bowling clubs as well as Craiglockhart Sports & Leisure centre.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

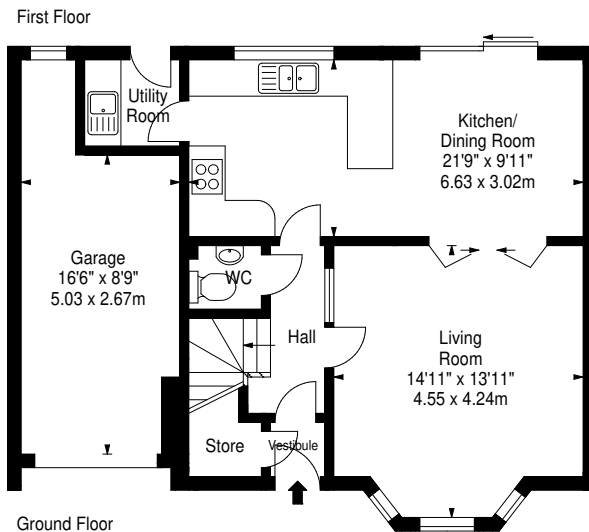
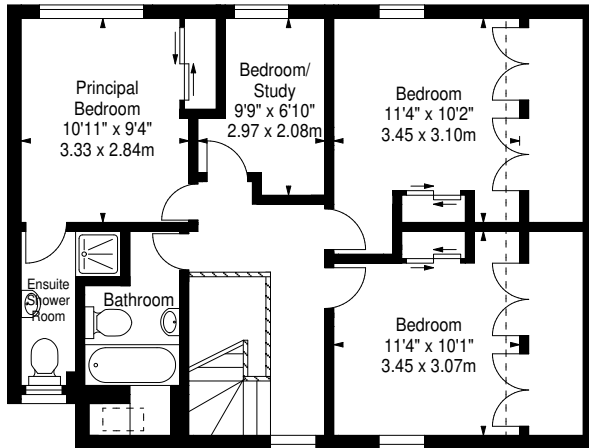
The property has an Energy Rating Category **C**



**Hailes Park,
Edinburgh, EH13 0NG**



Approx. Gross Internal Area
1420 Sq Ft - 131.92 Sq M
(Including Garage)
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.