





COLINTON DELL, 353 LANARK ROAD EH14 2LQ

**COLINTON DELL**  
**353 LANARK ROAD**  
**EH14 2LQ**

**VIEWING**

By appointment telephone  
0131 247 1010

Beautifully presented modern detached family house in an enviable secluded position overlooking Colinton Dell. The accommodation is split over three levels and comprises vestibule, hall, sitting room, living room, dining room, breakfast kitchen, family room/study, master bedroom with ensuite bathroom and dressing room, four further double bedrooms, family bathroom, shower room, wc, utility room, large external storage room. Detached double garage. Extensive mature gardens, approximately 1/3 of an acre.

Colinton is an attractive and much sought after residential area situated approximately 4-5 miles southwest of the city centre. There is an extensive choice of schools within the area including Merchiston Castle as well as a good choice of local authority schools nearby. There are good local shopping facilities in Colinton village itself and for recreation there is an excellent choice of golf courses with Colinton Sports Club and Craiglockhart Sports Centre being close at hand. There is frequent public transport to the city centre. The city by-pass is easily accessible, leading to all routes and the airport is ten minutes away.





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## ACCOMMODATION

### VESTIBULE

Timber and glass vestibule. Tiled flooring. Astragal providing access to hall.

### ENTRANCE HALL

Shelved storage cupboard which houses the electricity fuse box with light. One radiator

### DINING ROOM

Spacious family dining room with windows to front and side. One radiator.

### BREAKFAST KITCHEN

With windows to side and rear. The kitchen is a good sized family kitchen offering every day dining space and is fitted with a good selection of Goldreif fitted wall and floor units, under pelmet and display lighting. White one and a half bowl sink, with waste disposal unit. Fitted worktops. Fully tiled. Integrated double electric oven and grill. Ceramic hob, extractor fan. Integrated dishwasher, freezer and refrigerator. Large peninsula unit, seating six, with storage cupboards above and below. Recessed ceiling lighting. Scottish slate tiled flooring. One radiator.

### FAMILY ROOM/STUDY

This is a good sized double room with windows to rear. Three opaque glazed window panels to hall. One radiator. This room is currently used as a games room and would be ideal for use as a further bedroom or study.

The main hallway leads to another hallway, providing access to the bedroom wing. One radiator

### MASTER BEDROOM

Bright, spacious master bedroom with windows to front overlooking the gardens. Built-in triple wardrobes with fitted shelf and hanging rails having mirror fronted sliding doors. Archway to dressing area. One radiator. Door to ensuite.

### ENSUITE BATHROOM

Opaque window to front. Four piece suite, comprising WC, bidet, wash-hand basin and bath with mixer shower attachment over. Fitted wall mirror with electric light and shaver point over. Fully tiled walls. Tiled flooring. One radiator.

### DOUBLE BEDROOM

Good sized double bedroom with window to front overlooking the gardens. Built-in double wardrobes with fitted shelf and hanging rail, having mirror fronted sliding doors. One radiator. Hatch to loft, which has light and partial flooring.

### DOUBLE BEDROOM

Further double bedroom with windows to rear. Built-in triple wardrobes with fitted shelf and hanging rail having mirror fronted sliding doors. One radiator.

### DOUBLE BEDROOM

Further double bedroom, with windows to rear, currently used as a home office. Built-in double wardrobe with fitted shelf and hanging rail, having mirror front sliding doors. One radiator.

### BATHROOM

Opaque window to rear. Three piece suite which comprises WC, wash-hand basin and bath with mixer shower attachment over. Fitted wall mirror with electric light and shaver point over. Fully tiled walls. Tiled flooring. One radiator.

From the entrance hallway there are stairs down to a further hall area, with a window overlooking the garden, leading to the sitting room and a WC. One radiator

### SITTING ROOM

This is a stunning room with large windows to the front overlooking the garden and Colinton Dell. Timber vaulted ceiling with central beams. Fireplace and chimney breast with inset gas fire set on a marble plinth with brass surround. Four fitted wall lights. Two radiators.

### WC

Guest WC and wash-hand basin. Tiled walls. One radiator. Fitted wall mirror. Xpelair

### GARDEN LEVEL

This area could be self contained and is suitable as a granny flat or for a live in Au Pair.

### HALL

1 radiator. Deep storage cupboard.

### LIVING ROOM

This is a lovely living room with two pairs of double French doors which open out onto the patio area and the garden beyond. Recessed ceiling lighting. Stone effect fire surround and hearth. Two radiators.

### UTILITY ROOM

Fitted with a selection of white top and base units which incorporate shelving. Stainless steel sink unit. Fitted work-tops. Plumbing for automatic washing machine. Central heating boiler. Fully tiled walls. Tiled flooring.

Stairs leading to double bedroom and shower room.

### SHOWER ROOM

Three piece suite, comprising WC, wash-hand basin and separate shower cubicle which has a Mira shower over. Xpelair. Fitted wall mirror with electric light and shaver point over. Fully tiled walls. Tiled flooring. One radiator.

### DOUBLE BEDROOM

Good sized double bedroom with corner windows to side and front, overlooking garden. Fitted wardrobes with fitted shelf and hanging rail having triple fronted mirror sliding doors. One radiator.

### STORE ROOM

There is an external large storage room which sits beneath the bedroom wing and has the benefit of light and power, and an outside water tap. This is a useful room either for storage or for possible conversion subject of course to the necessary local authority consents being granted.

There are ample telephone/internet and television access points throughout the property.

### GARDENS

The property sits within large garden grounds and in the main the gardens are laid to lawn with well planted borders which house a variety of plants, shrubs and trees. There is a secluded terrace, close to the kitchen, suitable for al fresco dining. Separate paved patio area. The property has gardens to the side which again are well planted with a variety of planting and steps providing access to the different levels. There is access from the foot of the garden to Colinton Dell, from which Colinton village is a ten minute walk away.

### GARAGE

The property has a double garage which has the benefit of power, light and a water tap. Electronic remote operated up and over door.

### DRIVEWAY

The property has a shared driveway from Lanark Road leading down to the garage and parking area for several cars, with turning space.



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# 353 Lanark Road, Edinburgh

Approximate Gross Internal Area -> 289 sq m / 3111 sq ft



Illustration For Identification Purposes Only. Not To Scale

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