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- First Floor Apartment - Four Double Bedrooms
- Contemporary Kitchen With Breakfasting Bar open-plan to Dining Area flowing to Lounge
- Principal Bedroom With Luxury En-Suite & Two Double Fitted Wardrobes
- Three Further Double Bedrooms
- Highly Regarded Residential Location with Excellent Local Amenities
- Three-Piece Family Bathroom incorporating a shower with screen

Welcome to Flat 5, 4 West Mill Bank, a most appealing, first floor Apartment, offering Four Double Bedrooms and a Single Garage, situated within the sought after and prestigious Colinton district of the city to the south-west of Edinburgh City Centre. Residents enjoy a stunning setting, close to the City Centre with excellent local amenities. The property forms part of a prestigious modern development by Applecross, quietly nestled on the banks of the Water of Leith in the highly regarded and idyllic district of Colinton.

Flat 5/4 West Mill Bank, Colinton, Edinburgh, EH13

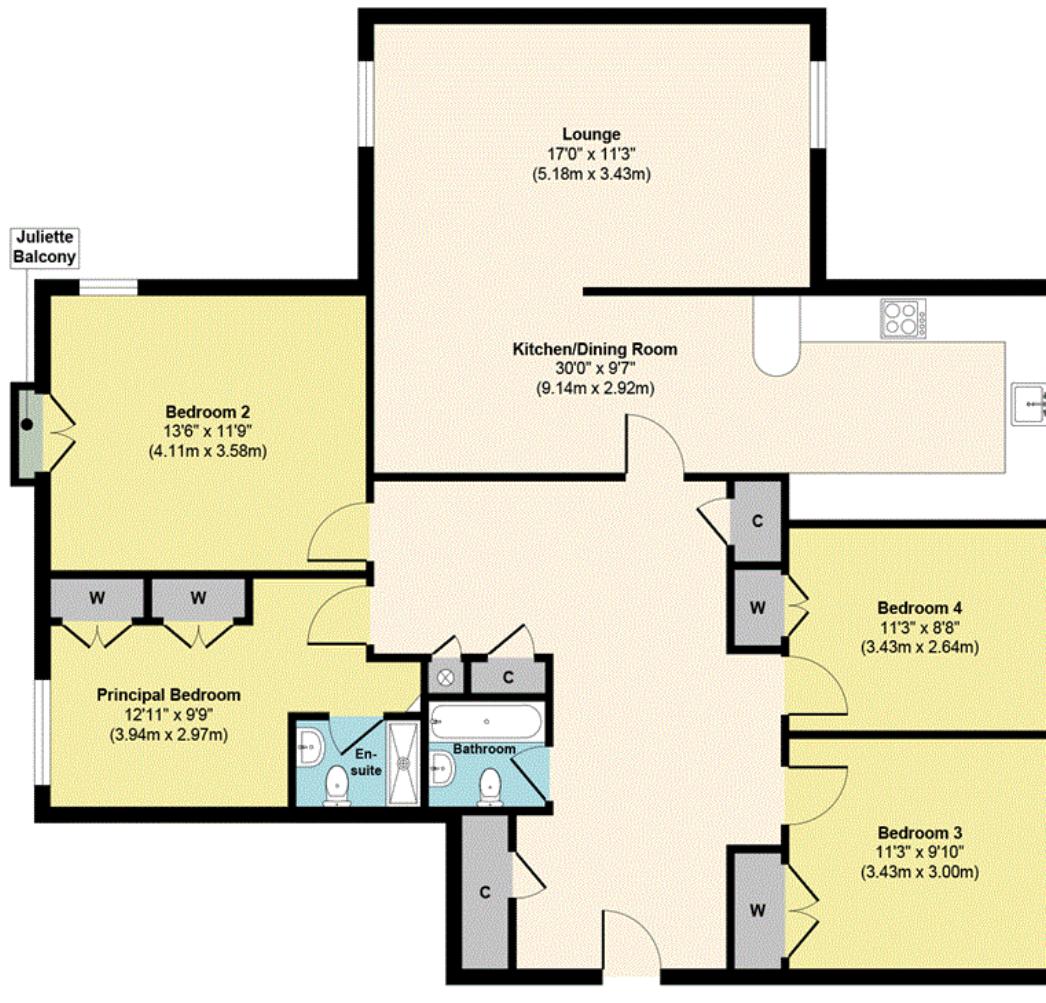
£460,000

For Sale



## The Property

Welcome to Flat 5, 4 West Mill Bank, a most appealing, first floor Apartment, offering Four Double Bedrooms and a Single Garage, situated within the sought after and prestigious Colinton district of the city to the south-west of Edinburgh City Centre. Residents enjoy a stunning setting, close to the City Centre with excellent local amenities. The property forms part of a prestigious modern development by Applecross, quietly nestled on the banks of the Water of Leith in the highly regarded and idyllic district of Colinton. The property offers generously proportioned accommodation, with a dual aspect position and immaculate, high specification finishing throughout creating stunning, move-in presentation comprising: A secure video entry system to a well presented communal Reception Hallway with lift and stairwell access, a welcoming Entrance Hallway with three storage cupboards, a spacious and bright Lounge open plan to the Dining Area flowing to a contemporary breakfasting Kitchen, Principal Bedroom with En-Suite and two double fitted wardrobes, a second generous Double Bedroom with a "Juliette Balcony", two further well proportioned Double Bedrooms, both offering fitted wardrobe storage and the three-piece Family Bathroom completes the accommodation. The bright and spacious Lounge enjoys a dual aspect creating an abundance of natural light, overlooking the private courtyard to the front of the development, surrounded by well maintained communal grounds with leafy green surrounds. The Lounge is open to the Dining Area and stunning Kitchen, which creates an impressive flowing living space.



Approx. Gross Internal Floor Area 1326 sq. ft / 123.18 sq. m

