

161 Colinton Road Edinburgh EH14 1BE

This remarkable 7 bedroom Edwardian home exudes opulence at every turn. The accommodation is spacious and versatile, having 4 reception rooms and 5 bathrooms, this property is ideal for a growing family. The self-contained annex with its own private entrance provides versatile accommodation options, ideal for guests or as a rental opportunity.



7



5



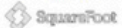


**Carefully curated to
exude a sense of timeless
beauty and refinement**

- 7 Bedrooms
- 5 Bathrooms
- Self-contained annex
- High quality finish throughout
- Meticulously renovated
- Gated driveway
- Versatile layout
- Brimming with original features

161 Colinton Road, Edinburgh, EH14 1BE

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 SquareFoot

Approx. Gross Internal Area
4512 Sq Ft - 419.16 Sq M
(Including Annex)
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**To arrange a viewing, call
+44(0)131 287 5500 or email us
at hello@niksenproperty.com**