



The Twin wardrobes, an en-suite shower room and french windows with a stylish decorative balcony transform the master bedroom of the Melville into an invitingly luxurious retreat, while a second en-suite bedroom offers the option of providing truly impressive guest accommodation. Rooms Ground Floor Drawing Room (3.893 x 4.524 m) min Family Breakfast (6.621 x 4.193 m) Kitchen (4.000 x 3.675 m) Utility (1.654 x 2.264 m) WC (2.135 x 1.162 m) First Floor Master Bedroom (4.499 x 4.083 m) min En Suite 1 (2.603 x 1.783 m) max/max Bedroom 2 (3.848 x 3.410 m) max/max En Suite 2 (1.476 x 2.913 m) Bedroom 3 (2.985 x 3.880 m) max/max Bedroom 4 (2.607 x 4.524 m) min/max Bedroom 5 (2.629 x 3.324 m) Bathroom (2.026 x 3.880 m) About Polofields The origins of Colinton Village date back almost 1000 years, when its church was founded by Ethelred, son of Malcolm Canmore. The church and many other buildings were ravaged by Cromwell, and the present church dates back to 1771. The village's notable inhabitants include Robert Louis Stevenson, who described summers spent in Colinton Manse as his 'Golden Age'. Colinton Library, five minutes walk from Polofields, offers a range of activities for children, and there are two popular traditional pubs in Colinton Village. The Spylaw Tavern is one of several places in the neighbourhood offering family meals, and the Colinton Inn hosts occasional live music. Edinburgh city centre's exceptional range of theatres, venues, pubs and clubs are within easy reach. Polofields is around ten minutes walk from the Pentland Hills Regional Park, an outstanding area for walking and cycling and the site of the Midlothian Snowsports Centre at Hillend. There are several nearby parks, woodlands and riverside walks to explore, and Craiglockhart Leisure and Tennis Centre, one of the city's most comprehensive sports centres, is less than two miles away. The Colinton Tennis Club is just a short walk away in Westgarth Avenue, and there is a wide choice of local golf clubs including the gently undulating 18-hole course at Mortonhall. The local shopping area in Colinton Village includes a pharmacy, a newsagent, post office, a convenience store, a coffee shop and a gifts gallery, and there is a choice of two supermarkets a little over a mile away. Colinton Primary School and Bonaly Primary School, which also offers morning and afternoon nursery sessions, are both within easy walking distance of Polofields, and both schools are feeders for Firrhill High School, a recently refurbished comprehensive in extensive grounds. There is also a choice of private schools nearby, including George Watson's College and the boysonly Merchiston Castle School. The local health centre is staffed by nine GPs with full nursing support, and there is also a dental practice nearby. The development is conveniently situated for travel. Edinburgh City Centre is around four miles away and can be reached either by the frequent LRT number 10 bus route, or by a pleasant riverside walk or cycle ride along the Water of Leith and the Union Canal. A mile from Polofields, the Dreghorn link joins the city bypass, allowing easy access to the M8 and Edinburgh International Airport. When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your.....

shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite places and the shops you love best. And at any time point there are always some great things to see and do.

Polofield Local Library, 100 Road, Colinton; Part Letting Office, 100 Colinton Road; Common Law, 100 B10 Village, Avenue 4; Pharmacy, 100 Road; Post Office, 100 Road; Primary School, 100 Road; Primary School, 100 Bonal Road; Mill Hill High School, 100 North Street; St. John's Church, 100 Colinton Road; Opening Times: 9.00am - 4.00pm; Directions: From Edinburgh, take the A701, turn right onto Bruntsfield Place, then quarter of a mile after passing Bruntsfield Links on the left, at the traffic lights turn right into Colinton Road. Stay on Colinton Road for just over two and a half miles, passing Napier University, Craiglockhart on the left, then taking the second exit to the right mini roundabout. Around two hundred yards past the turn-off sign posted for the City Bypass on the left, go straight on in the road ahead left, signed for Pentlands Regional Park, then take the first left into Dregorn Loan. The entrance to Polofields is straight ahead. From the A72 Leave the A20 and Dregorn Junction to join the B701, taking the second exit at the roundabout. Stay on the B701 through a second roundabout, following signs for Colinton Three quarters of a mile after leaving the bypass, turn left into Redford Drive, and at the end of the drive turn left into Dregorn Loan. The entrance to Polofields is straight ahead. See Nav E113 0DBD claim. The house plans shown above, including the room specifications, may vary from development to development and are provided for general guidance only. For more accurate and detailed plans for a specific plot, please check with your local Miller

house for sale
Dreghnagh
the Edinburgh
B701
on left
various
cal Miller
Melville at
Colinton,
EH13

5 bedroom detached new house for sale, Melville at

EH13
Edinburgh
http://www.dendro-
.co.uk/x-1618

new detached house for sale, Melville at

EH13
EH13

5 petroom detached new

[illegible]

5. **berlin detached new**

hpos@wiredz.co.uk/x-1618

Melville at Colinton, house for sale, 720 a year, V. EH, price on

lockha
k in th
Leave
Three
head.S
eneral

EH13
Edinburgh
http://www.eh13.co.uk/x-1618

5 bedroom detached new house on a large plot with a swimming pool, double garage, sale Melville at

es, pa
the C
elds is
d about
neentr
develo

EH13 Colinton, Lothians

5 bedroom detached new

Edinburgh EH13
<https://www.freadsz.co.uk/x-1618>

54-Z

Homes sales adviser. Carpets and floor coverings are not included in our homes as.

0131 268 1813