



**12 Woodfield Avenue
Edinburgh, EH13 OHX**

deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED VILLA

- Living/Dining Room
- Kitchen/Utility Area
- Four Bedrooms
- Bathroom
- WC Apartment
- Partial Double Glazing & Gas Central Heating
- Private Gardens
- Single Garage & Driveway
- EPC Rating - D



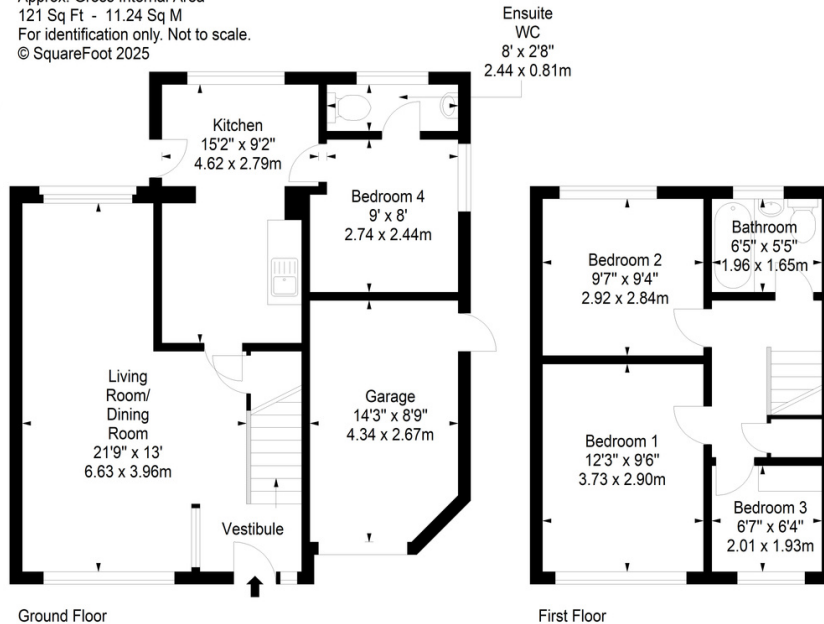
Forming part of a quiet cul-de-sac, this light and airy semi-detached villa is located in the highly desirable area of Colinton. The property is conveniently close to everyday amenities, with additional specialised shopping available at Straiton and Chesser Retail Park, just a short drive away. Scenic walks can be enjoyed along the Water of Leith and in Spylaw Park, and the local primary school is within walking distance. The City Bypass is easily accessible, providing excellent links to both the north and south. The accommodation, which now requires extensive upgrading and modernisation, offers excellent potential to create a lovely family home. The ground floor comprises an entrance hall, a bright dual-aspect living/dining room, a kitchen with adjoining utility area, and a downstairs single bedroom with WC. Upstairs, there are three further bedrooms and a family bathroom. The property benefits from private gardens to the front and rear, a single garage, and a driveway. Additional features include partial double glazing and gas central heating. Please note, the property will be sold as seen. Included in the sale are fitted floor coverings along with the fridge-freezer, washing machine and dishwasher. All appliances are sold as seen with no warranty provided.



Woodfield Avenue,
Edinburgh,
Midlothian, EH13 0HX



Approx. Gross Internal Area
893 Sq Ft - 82.96 Sq M
Garage
Approx. Gross Internal Area
121 Sq Ft - 11.24 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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