

10a Woodhall Road, Colinton, Edinburgh, EH13 0DX



Description

An excellent opportunity has arisen to acquire a unique, cleverly designed garden flat within a stone built detached villa benefiting from gas central heating and double glazing. Patio doors in both the public room and the main bedroom not only ensure optimum natural light, but extend the living space outdoors. A superb range of beech Shaker style units feature in the breakfasting kitchen. The fully tiled "Jack and Jill" shower room links both bedrooms and is fitted with a good quality white suite. A WC fitted with a modern white suite is located off the hall. Great storage space is provided by way of a shelved cupboard off the hall and built-in wardrobes in each bedroom. The wonderful garden is a calm, secluded retreat, which is fully enclosed and offers a good degree of privacy and shelter. A superb variety of mature shrubs and plants provide colour and interest to the low-maintenance landscaped grounds, laid with pebbled stones and a circular patio. A short pebbled pathway leads to a mostly enclosed deck complete with built-in seating and table. In addition, there is a small drying area and four useful cellars, ideal for storage of garden tools.

Extras

The fitted floor coverings, oven, hob, cooker hood, dishwasher, washing machine and fridge/freezer are included.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

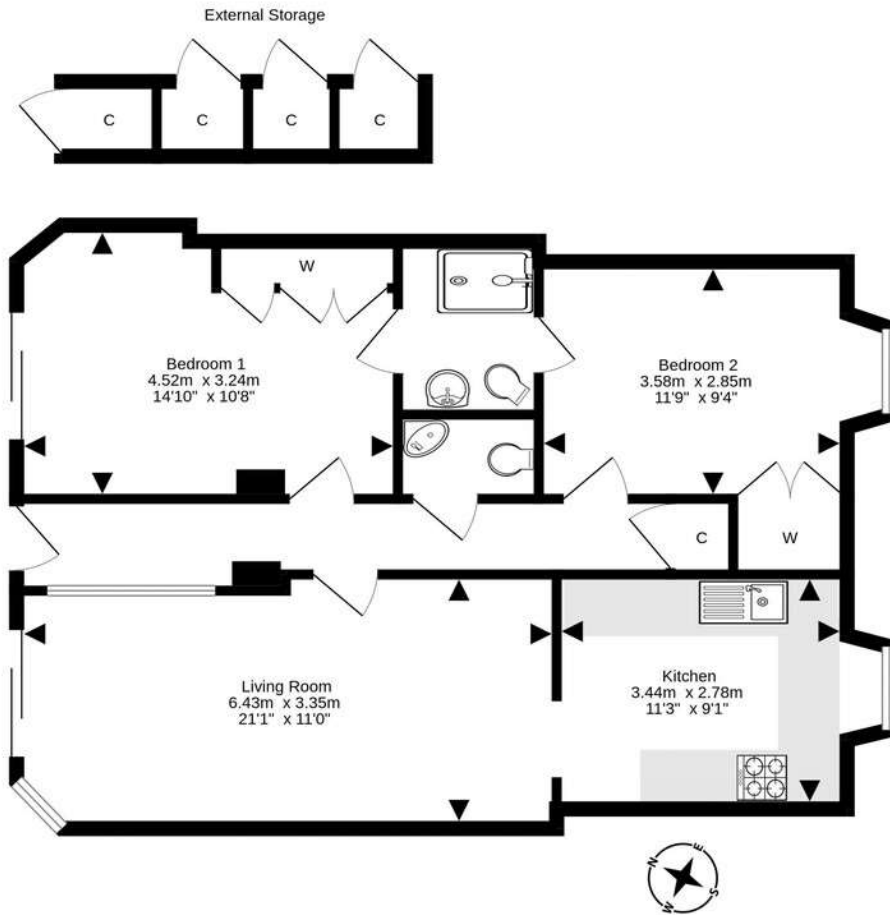


Location

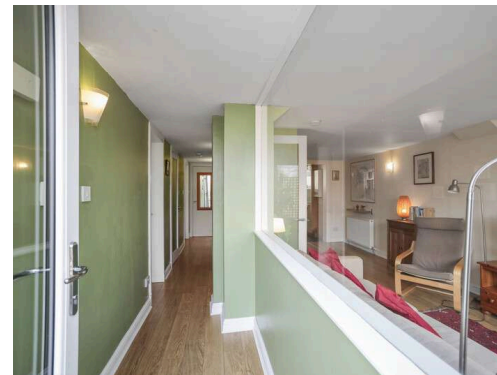
Colinton is one of Edinburgh's most sought-after residential areas offering old-world charm with picturesque streets that sit snugly within the valley of the Water of Leith and the shadows of the Pentland Hills. Picturesque and compact, the village also offers a surprising range of amenities, including a bank restaurants, pubs and a range of supermarkets nearby. Morningside and Bruntsfield, both within easy reach, offer a further range of speciality shops, a cinema, theatres and a range of eateries. There are many pleasant walks and cycle paths close by with a variety of additional scenic open green spaces including Campbell Park, Spylaw Park, and Bonaly Country Park. Kingsknowe Golf Club is in easy reach as is Craiglockhart Leisure and Tennis Centre, and Midlothian Snowsports Centre. Colinton is ideally situated for commuting distance to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh and the Queensferry Crossing. The area is well served by bus routes to Edinburgh city centre and surrounding areas. Kingsknowe train station has direct trains to Waverley and Glasgow Central while there are excellent schools in both the state and private sectors in nearby areas.

EPC Rating: D





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024



1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

