

52 Woodfield Avenue, Colinton, Edinburgh, EH13 0HX



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### Description

Set in a quiet mature development in the desirable Colinton area of Edinburgh, this particularly appealing extended semi-detached property with private front and rear gardens, is a wonderful spacious and bright family home offering flexible accommodation over two floors. It is only a 25-minute commute to the city centre and near to many excellent local leisure and retail amenities, leafy outdoor spaces and some of Edinburgh's most well-renowned private and state primary and secondary schooling.

- Entrance hallway
- Living/dining room falling naturally into two defined areas
- Well equipped kitchen with access to rear garden
- Family room/lounge
- Bright master bedroom with fitted wardrobe and en-suite bathroom having a shower over the bath
- Two further double bedrooms
- Bedroom 4/study
- Shower room
- Partially floored attic
- Gas central heating and double glazing
- Off-street parking

### Extras

Range-style cooker (gas hob, electric double-oven), all integrated appliances and garden shed will be included within the sale. Other items may be available for separate negotiation.

**EPC Rating: C**

### Price and Viewing

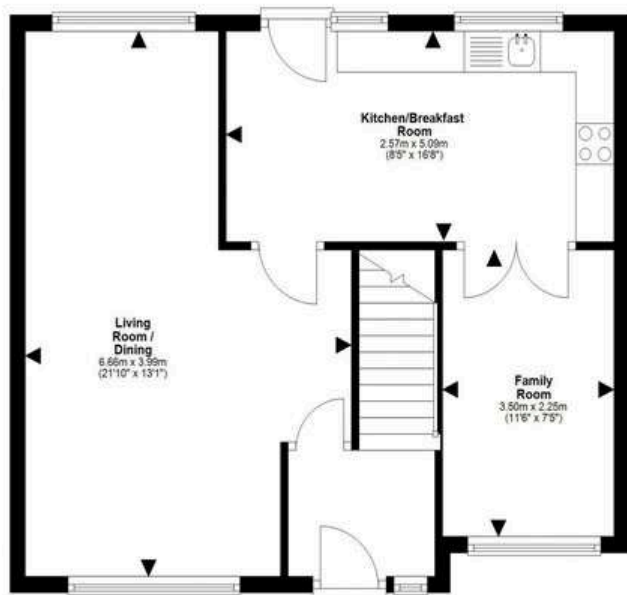
For price and viewing information or further details on this property please contact us on 0131 557 3188.



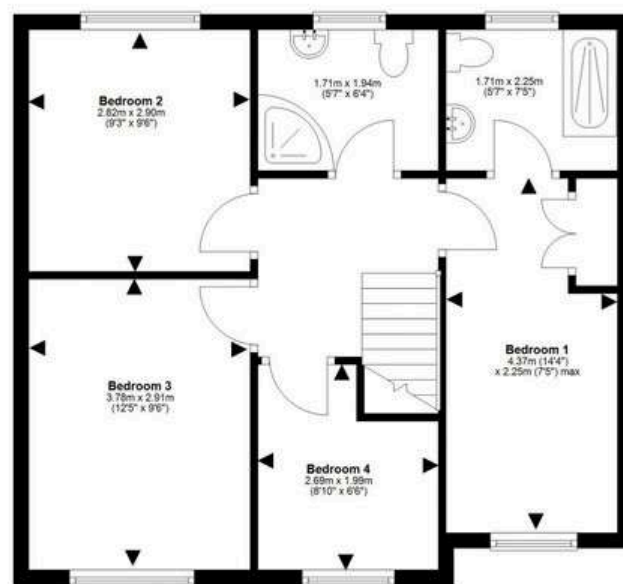
## Location

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.



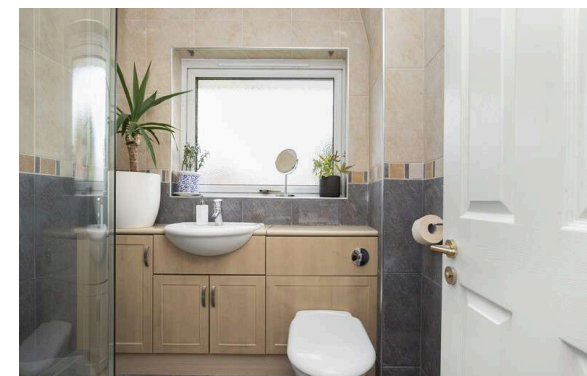


Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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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.

**espc**