



27 WOODFIELD

AVENUE

Colinton

Edinburgh

EH13 0HX



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Attractive two bed semi-detached bungalow located in the highly desirable residential area of Colinton. Colinton lies approximately 4 miles south west of the City Centre and offers a great combination of village life and nearby city attractions. There are a wide variety of independent retailers and specialty shops along with a range of amenities, including Co-op, pharmacy, GP Practice, post office, restaurants, pubs and major supermarkets nearby.

Morningside and Bruntsfield are both within easy reach and offer a further variety of shops, a cinema, theatres and a selection of eateries for evening entertainment. The area enjoys country park walks and the Pentland hills are a short drive away.



There is a choice of great schools, including Bonaly Primary School, Firrhill High School and Merchiston Castle School with other independent schools a short drive away. The area is very well served by regular public transport links and its proximity to the City Bypass and the Motorway networks.

Internally the property is in good decorative order throughout and benefits from gas central heating, double glazing and good storage facilities including a large attic.

PROPERTY DETAILS

- Welcoming entrance Hall providing access to all rooms. Double cupboard housing combi boiler. Additional shelved cupboard. Attic access hatch with Ramsay ladder.
- Bright and spacious Lounge / Dining Room with full height windows providing a lovely open outlook over the rear garden. Ample Space for large dining table and chairs.
- Modern and fully fitted Kitchen with matching wall and base units. Induction hob, electric oven and grill. Integrated washing machine and fridge/freezer. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Clothes pulley. Full height window with open outlook over garden.
- Double Bedroom with window to front. Built in wardrobe with hanging space and shelving. Built in cupboard.
- Second Bedroom with window to front, Built in wardrobe with hanging space and shelving.
- Family Bathroom with white three-piece suite comprising jacuzzi bath with mixer shower above and screen, wash hand basin with vanity units and inset WC. Fitted cupboards. Mirror. Frosted window to side.



Viewing by appointment on 0131 524 3800









EXTERNAL

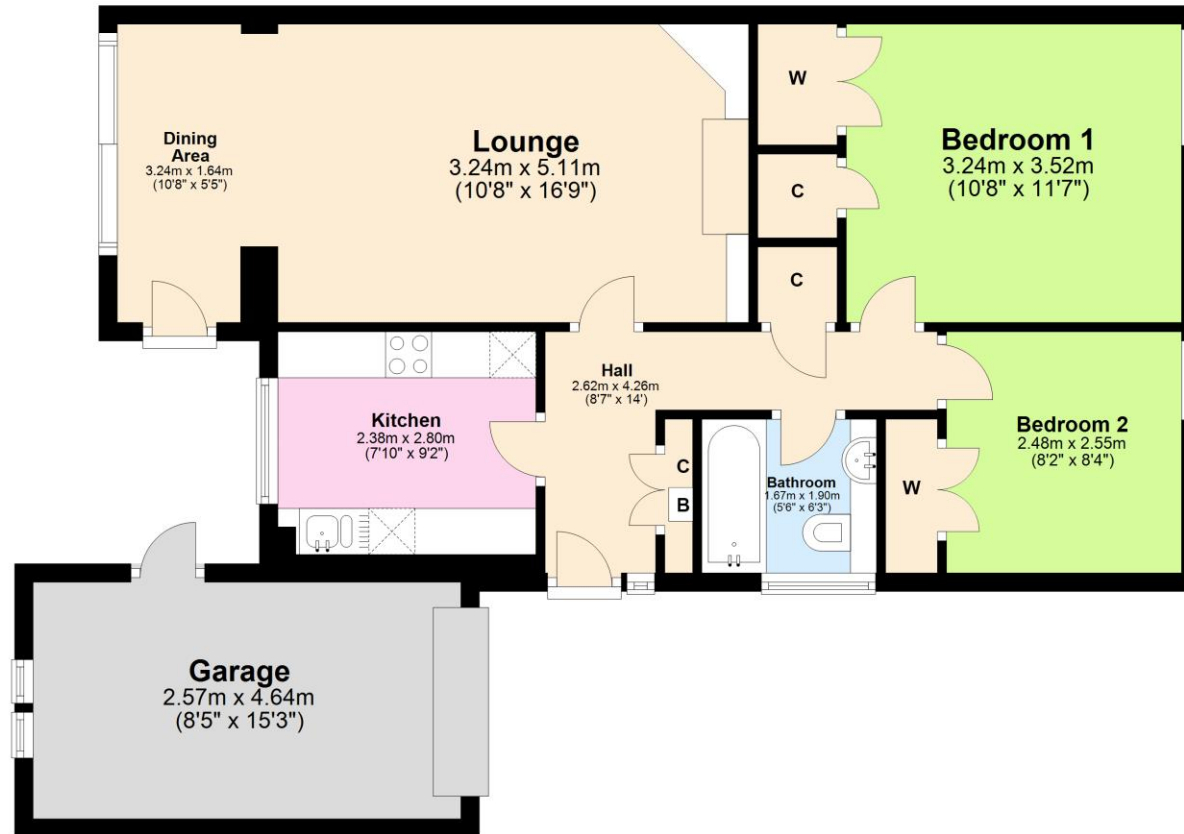
The property is set in attractive garden grounds, the front garden features a lovely array of plants and shrubs. The rear garden is fully enclosed and features a good sized lawn and again a lovely array of established plants, shrubs and trees.

A driveway provides off street parking for several cars and leads to a detached single garage with up and over door, power and light.

- Energy Efficiency Rating - C
- Council Tax Band - E

Ground Floor

Approx. 74.8 sq. metres (805.3 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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* Please contact us for a free consultation or valuation

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