










Offers Over

£550,00

104 Woodhall Road

Colinton | Edinburgh | EH13 OHU

Attractive detached bungalow in the ever popular suburb of Colinton, with excellent amenities and direct links to the major road networks of the Capital and beyond. This property is sure to appeal to a vast spectrum of potential buyers and early viewing is advised to enjoy the splendor and space on offer. With expansive private gardens this will make the ideal family home.

-  4 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - F



Description

Internally the spacious accommodation briefly comprises; welcoming vestibule with tiled flooring leading to an internal hallway with staircase; to the rear of the property is an expansive reception room offering ample space for a separate dining area, patio doors leading to the rear garden, brickwork fireplace and carpet flooring; fitted kitchen offering a range of wall and base units, wooden style worktop, tiling to splash areas and side entrance; a south facing bay windowed principal bedroom with ample built in wardrobes; a double bedroom which could equally be used as a home office/study or formal dining room; shower room with a white two piece suite, corner glass shower cubicle with full height tiling; to the upper level you will find two further well proportioned double bedrooms and a bathroom with a three piece suite and half height tiling around.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances (except the dishwasher and freezer) and fitted floor coverings.

Gardens & Driveway

The property sits on a quiet generous plot and to the rear is a superb, family and pet friendly garden with an expansive enclosed lawn bordered with decorative greenery accessed via a raised patio area making this an ideal spot for outside entertaining. To the far end of the plot is a further designated seating area. To the front is a multicar gravel driveway and decorative front garden.

Viewing

Please contact Neilsons on 0131 625 2222.

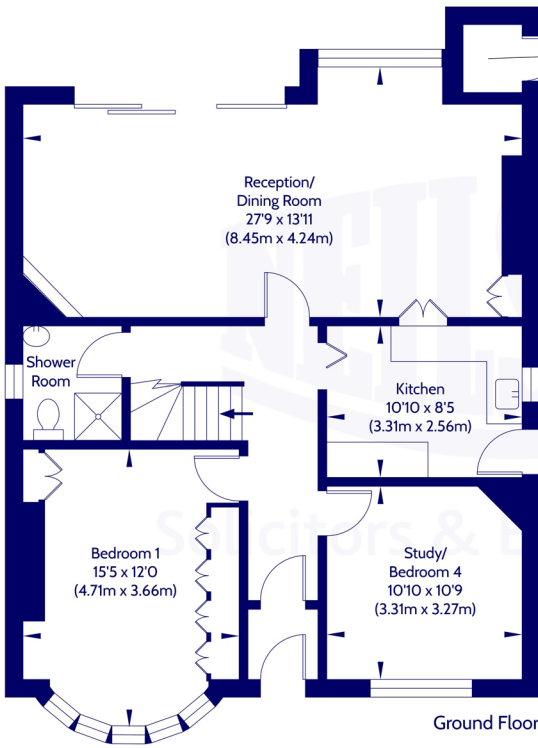




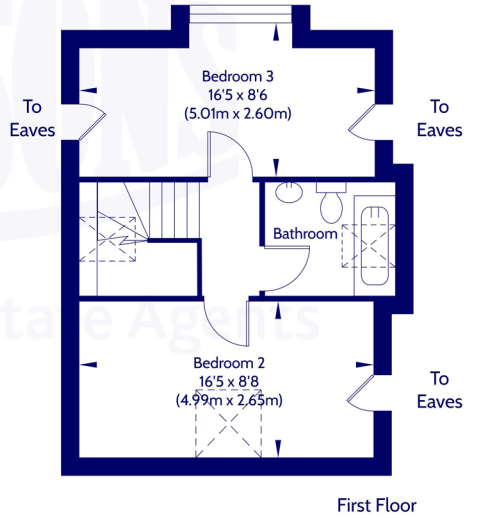
Location

104 Woodhall Road forms part of one of Edinburgh's most highly regarded residential districts, conveniently positioned for access to the City of Edinburgh Bypass linking the main Scottish motorway network system and Edinburgh International Airport. Excellent public transport provides frequent access to the city centre and surrounding districts providing an ideal location for the commuter. Many local amenities can be found in Colinton Village with further shopping available at the nearby Gyle shopping centre and Hermiston Gait. The area is well placed for the outdoor enthusiast and the property is within close proximity to the spectacular Pentland Hills Regional Park and Bonaly Country Park. The tranquility of the Water of Leith and nearby Colinton Dell are also on hand offering a mixture of mature woodland where delightful walks and cycles can be enjoyed. Schooling is well-catered for from nursery to secondary level in both the public and private sectors, and the Edinburgh Napier University campuses are a short drive away.





Approx. Internal Area 120.38 Sq M / 1296 Sq Ft.
Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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