










Offers Over
£315,000

20 Woodville Terrace

Leith Links | Edinburgh | EH6 8BZ

This well-presented and generously sized three-bedroom double upper villa offers flexible living, private garden space, and stunning skyline views of Edinburgh's iconic landmarks. Situated in the highly desirable and historic Lochend Colonies, a charming stone-built community, the property enjoys a prime location in the Leith Links area, just northeast of the city centre.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathrooms
-  On Street Parking
-  Private Garden
-  EPC Rating – D
-  Council Tax Band - D



Description

Upon entering the property, a staircase leads to a welcoming hallway that includes a useful storage cupboard, providing convenient space for coats, shoes, and household items. The lounge, located just off the hallway, offers a comfortable and cozy area for relaxation and socializing, with direct access to the adjoining kitchen. Recently modernised, the kitchen features a good range of fitted stylish wall and base units, integrated induction hob and oven along with space for further freestanding white goods.. Adjacent to the lounge is a separate family room/dining room, perfect for hosting family meals or entertaining guests. From the dining/family room, you'll find a well-proportioned bedroom, ideal as a guest room or home office. A staircase leads to the upper floor, where both dormer-style bedrooms benefit from beautiful bay windows that flood the rooms with natural light. These windows not only enhance the character of the space but also provide breathtaking views of Edinburgh's skyline, including iconic landmarks such as Edinburgh Castle and Calton Hill.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Garden

Externally, the property boasts a generous private garden, offering a wonderful outdoor space for relaxation and recreation. The garden features a well-maintained lawn, ideal for children's play, gardening, or simply enjoying the fresh air. A timber shed provides additional storage for tools, bikes, or garden equipment, ensuring the space remains tidy and functional. The garden's size offers potential for further landscaping or the addition of a patio or decking area to create an outdoor dining or entertaining space. In addition, the surrounding streets offer the convenience of unrestricted parking, making it easy for residents and visitors alike to find parking without hassle, enhancing the overall appeal of the property.

Viewing

Please contact Neilsons on 0131 625 2222.





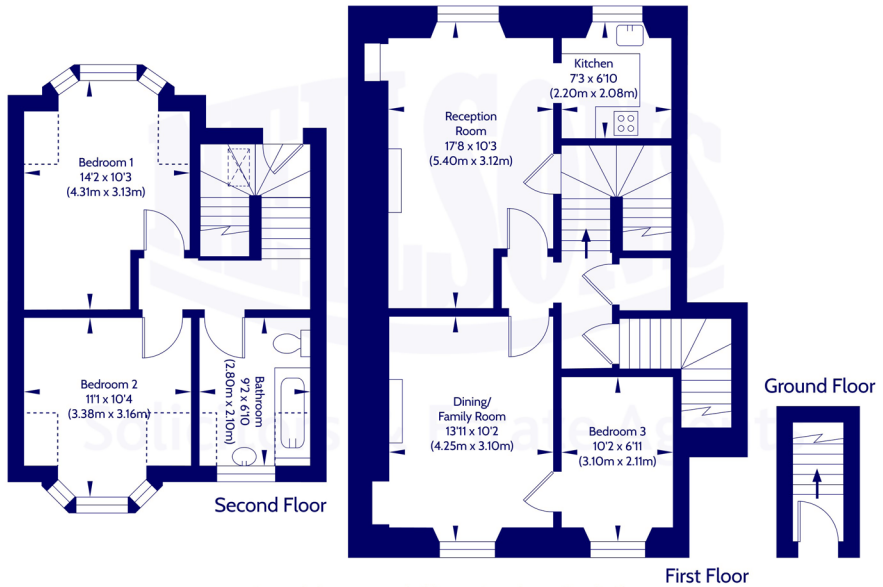
Location

The Leith Links district is best known for its expansive open parklands, one of Edinburgh's largest green spaces, providing ample opportunities for outdoor activities. Nearby, additional leisure options include the Seafield Recreation Ground and Craightinny Golf Course, perfect for sports enthusiasts. Just about a mile away is the trendy Shore area, renowned for its excellent selection of Michelin-starred restaurants and vibrant dining scene. A little further is Ocean Terminal, a major retail and entertainment hub featuring a multi-screen cinema, gym, spa, and a variety of popular high-street retailers and dining options. The surrounding areas of Leith Walk, Easter Road, and Great Junction Street offer a diverse range of restaurants, cafés, bars, and supermarkets, all within a mile's radius. The district is well-served by frequent bus services, and local schools include several primary options as well as secondary education at Leith Academy.





Approx. Gross Internal Floor Area 92.26 Sq M / 992 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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