



Solicitors & Estate Agents










Offers Over

**£515,000**

## 46 Woodhall Terrace

Juniper Green | Edinburgh | EH14 5BR

An excellent opportunity has arisen to purchase this extended detached bungalow with private front garden, south facing rear garden, driveway and garage. Quietly positioned within a desirable residential district of Edinburgh, within easy reach of excellent amenities, reputable schooling and transport links.

-  4 Bedrooms
-  2 Public room
-  1 Bathroom
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – D
-  Council Tax Band – G



## Description

The property would now benefit from some modernisation and upgrading, yet offers a fantastic opportunity for those with a vision to create a stylish home to their own particular specification. Undoubtedly appealing to the professionals or families alike, this property merits internal viewing to be fully appreciated and comprises; entrance vestibule and hallway with open plan staircase leading to the upper landing. There is a south-facing bay-windowed sittingroom with central fireplace and recess display with the room affording excellent natural light overlooking the rear garden with open outlook beyond. The modern integrated kitchen is fitted with ample wall and base units with built-in gas hob with hood above, separate built-in double oven and microwave with integrated dishwasher, washing machine and fridge. Accessed off the kitchen is the sizeable conservatory with sunny aspect over the rear garden. Located to the front are two generous double bedrooms with the principal bedroom with bay window formation and shelved press. Bedroom 4/lounge is located to the rear with patio doors leading to the paved patio. The extensively tiled modern bathroom comprises of a white three piece suite with mains shower over bath. Upstairs leads to a further good sized double bedroom with Dormer window to rear with superb views towards the Pentland Hills. The room is fitted with built-in wardrobes and within the upper landing there is a sizeable boxroom and storage room with access to eaves. Further benefits include gas central heating and double glazing.



## Extras

All the fitted floor coverings, light fittings, curtains and blinds shall be included in the sale together with the built-in hob/oven/hood and integrated appliances (dishwasher, fridge and washing machine).

## Gardens, driveway and garage

The property is set on a sizeable plot with gardens to the front and rear with monoblock driveway and garage with power and light.

## Viewing

By appointment with Neilsons on 0131 625 2222.

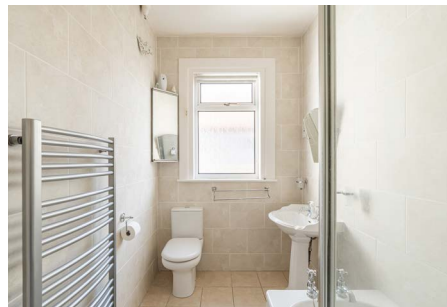






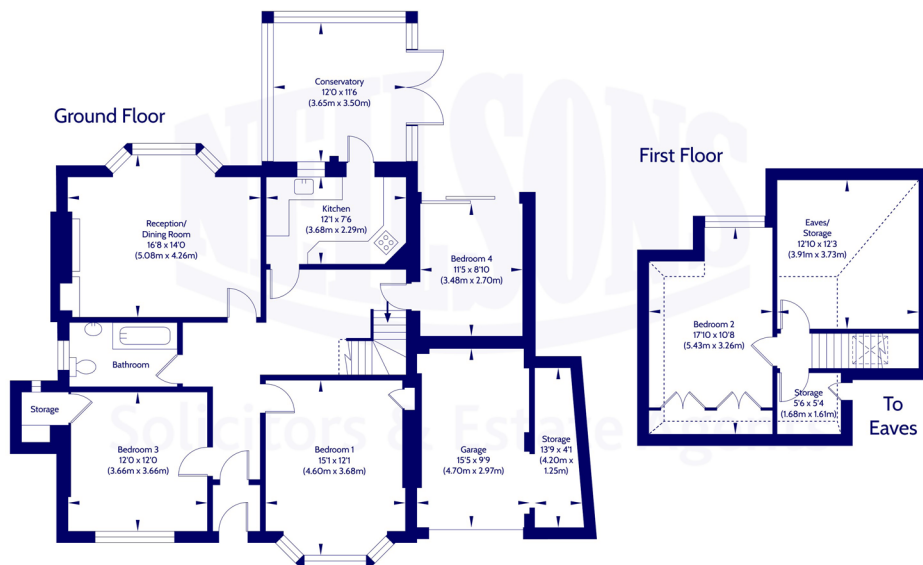
## Location

Woodhall Terrace 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 the 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. Gross Internal Floor Area 135.38 Sq M / 1457 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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