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Offers Over

**£225,000**

## 9 Woodbine Terrace

Leith Links | Edinburgh | EH6 8DA

Fantastic opportunity to acquire this charming two bedroom lower colony villa, forming part of a sought-after conservation area in Leith Links. Conveniently located close to excellent local amenities and well-served transport links, the property will undoubtedly appeal to first-time buyers, professionals, and those looking to downsize.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



## Description

A welcoming entrance hallway leads into the bright and airy lounge, which enjoys a pleasant front-facing aspect overlooking the private garden. The lounge also benefits from a traditional Edinburgh press cupboard, adding both character and useful storage. The kitchen is well laid out and fitted with a range of integrated and freestanding white goods, with partial tiling in splash areas for easy upkeep. The principal bedroom is a good-sized double positioned to the rear of the property, featuring an Edinburgh press cupboard and ample space for freestanding furniture. The second bedroom is a flexible single room, ideal for use as a guest bedroom, nursery, or home study, and includes a useful overhead cupboard. A central hallway provides additional storage via a clock cupboard and overhead storage space. The shower room is fully tiled and was upgraded in 2021, comprising a modern double shower cubicle with rainfall shower and a heated towel rail.



Further benefits include gas central heating with a new boiler installed in 2021 and double glazing throughout. The flooring internally was also upgraded in 2022.



## Gardens & Parking

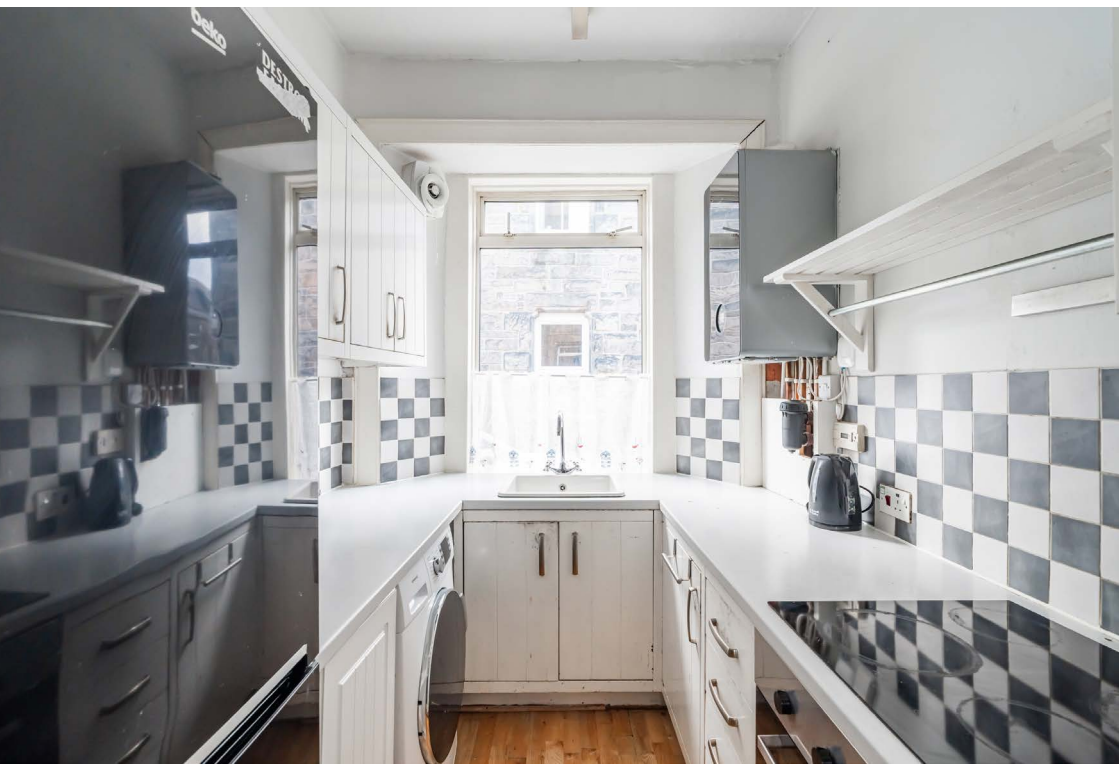
Externally, the property enjoys a private front garden (landscaped in 2021) laid with lawn and patio, providing space for outdoor furniture. Raised beds, outdoor sockets, and a large shed with workbench further enhance the outdoor space. Unrestricted on-street parking is readily available within the area.

## Extras

Selected fixtures and fittings, including; integrated electric hob, and oven, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





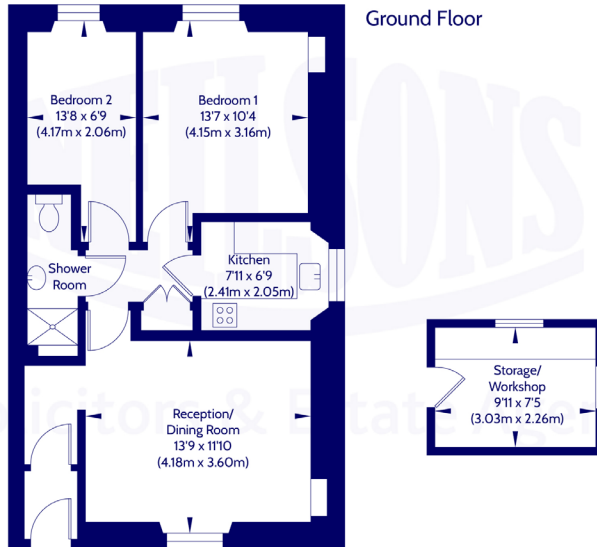
## Location

The popular residential area of Leith Links lies to the east of Edinburgh City Centre and is well known for its open parklands. The area benefits from a wide selection of local shops and a Tesco supermarket is within walking distance. The fashionable Shore district can be found around a mile away, with its fine selection of restaurants and a little further away is the Ocean Terminal which offers a range of high street shops, a multi-screen cinema, gym, spa, a wide choice of restaurants and is home to the historic Royal Yacht Britannia. A range of sporting and recreational facilities can be found on Leith Links itself, as well as at Leith Victoria Swim Centre or one can enjoy cycling or walking along the renowned Water of Leith Walkway. Regular bus services run to the City Centre, the train stations and the Royal Infirmary, with further routes accessible from nearby Leith Walk and Easter Road. The property is ideally placed for access to Portobello, the A1 and the city bypass.





Approx. Gross Internal Floor Area 51 Sq M / 554 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

