



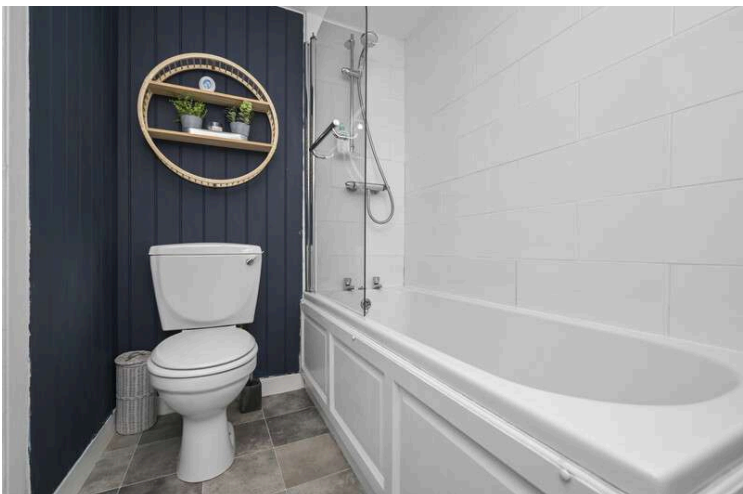
32 Woodbine Terrace, EDINBURGH, EH6 8DA

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A fabulous opportunity to purchase this charming three bedroom end of terrace double upper property forming part of the sought-after colony conservation area. The property is arranged over two levels offering spacious and flexible accommodation with sash and case windows and gas central heating. The property further benefits from a lovely garden to the front to include a summerhouse, useful cellar storage. Ideally located in the Leith Links area of Edinburgh close to an abundance of local amenities and quick links to the City Centre. Presented to the market in good order throughout, we would recommend an early viewing

- Entrance vestibule to the reception hallway with a useful storage cupboard.
- Living/dining and kitchen area set to the rear of the property.
- Fully equipped kitchen with a range of wall and base units along with integrated appliances.
- Large bedroom on the lower level front facing, currently used as a sitting room with working shutters and open shelved press.
- Double bedroom on the upper level.
- Further bedroom on the upper level.
- Hatch to partially floored attic.
- Bathroom located on the upper level comprising WC, wash hand basin and bath with shower over.
- Sash and case windows.
- Gas central heating.
- Private garden to the front, summerhouse included, useful cellar storage.
- On street parking.



Location

Woodbine Terrace enjoys pride of place amongst the colony style flats at Leith Links. The area is an extremely popular residential district to the north-east of Edinburgh city centre. A good selection of local amenities are available in the immediate area with a large Tesco Supermarket and a host of shops, cafes and eateries which can be found on Leith Walk and Easter Road. The Shore in Leith is also very popular, with its array of fashionable bars and well-renowned restaurants as well as delightful seaside walks and access to the Water of Leith Walkway leading through Stockbridge, all the way to the Pentland Hills. Ocean Terminal is the nearest retail park, with a multi-screen cinema and several restaurants as well as many popular shops. For families, Leith Primary School and Leith Academy are both nearby. Regular bus services and the coming tram line provide good links into the city centre and to other areas of Edinburgh and there are rapid links to the city bypass and A1 via Seafield Road.

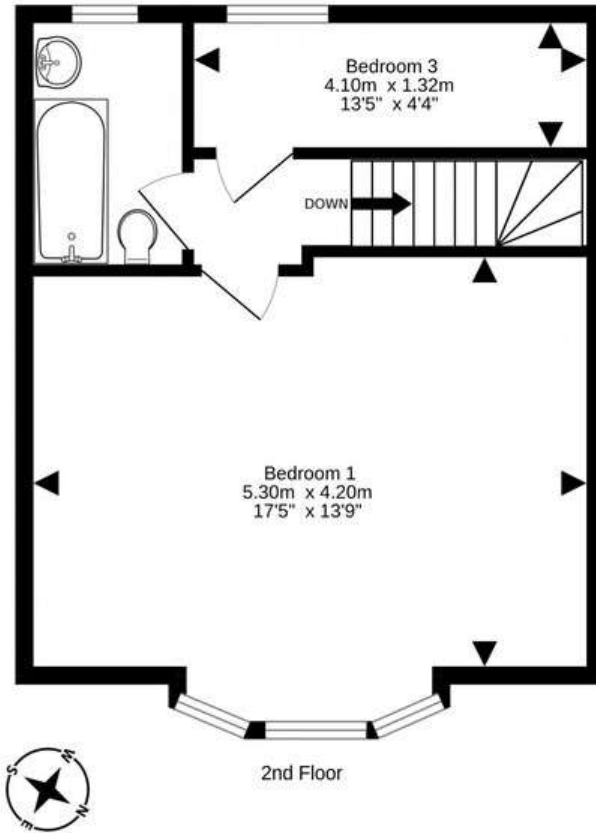
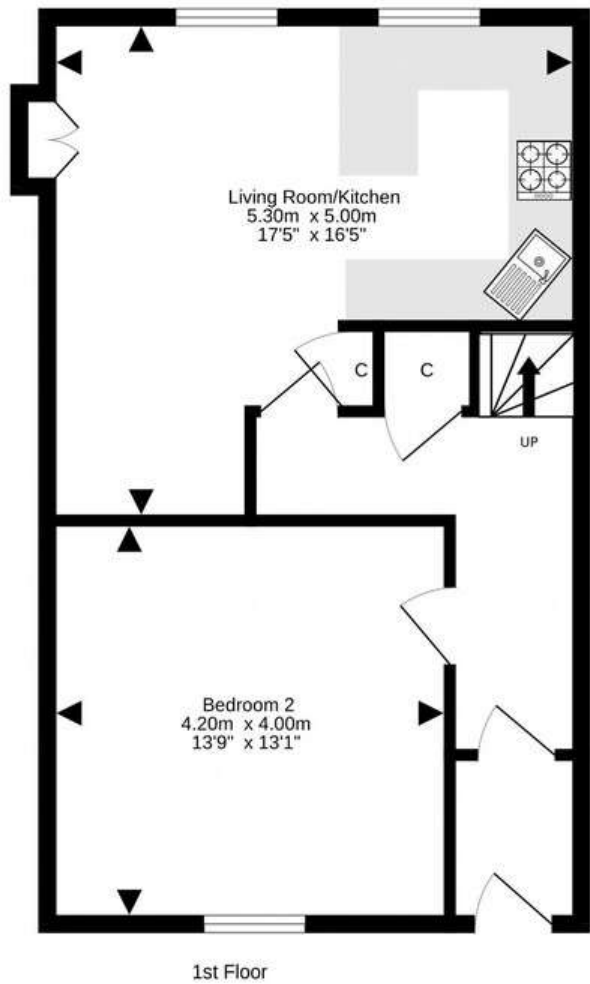
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

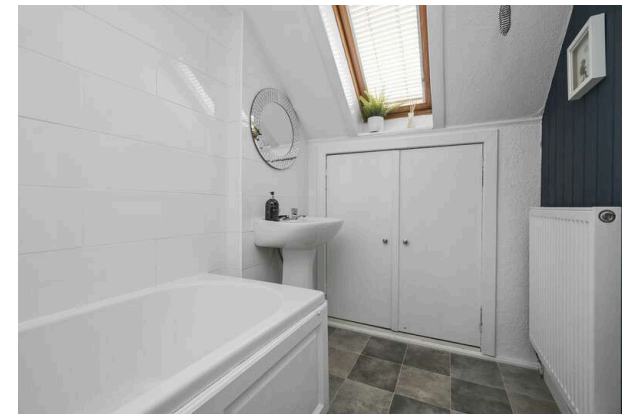
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

