



8 Woodbine Terrace, Edinburgh, EH6 8DA



Welcome

Welcome to Woodbine Terrace, nestled within Edinburgh's historic 'Colonies' development, this charming two bedroom lower colony flat offers a unique blend of period features and modern comforts. The property boasts a private enclosed garden, providing a tranquil outdoor retreat. Woodbine Terrace is renowned for its picturesque architecture and community atmosphere, making it a sought-after location for those seeking both character and convenience, close to many local amenities and swift transport links to and from the city centre. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Front facing living room featuring a multi fuel stove.
- Modern kitchen equipped with integrated appliances.
- Two double bedrooms set to the rear.
- Stylish bathroom comprising WC, wash hand basing and bath with shower over.
- Gas central heating.
- Double and single glazed windows.
- Private garden to the front, garden shed with power.
- On street parking available.





Leith

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

Included in the sale are the integrated kitchen appliances, blinds were fitted and fixtures & fittings.



Get in touch

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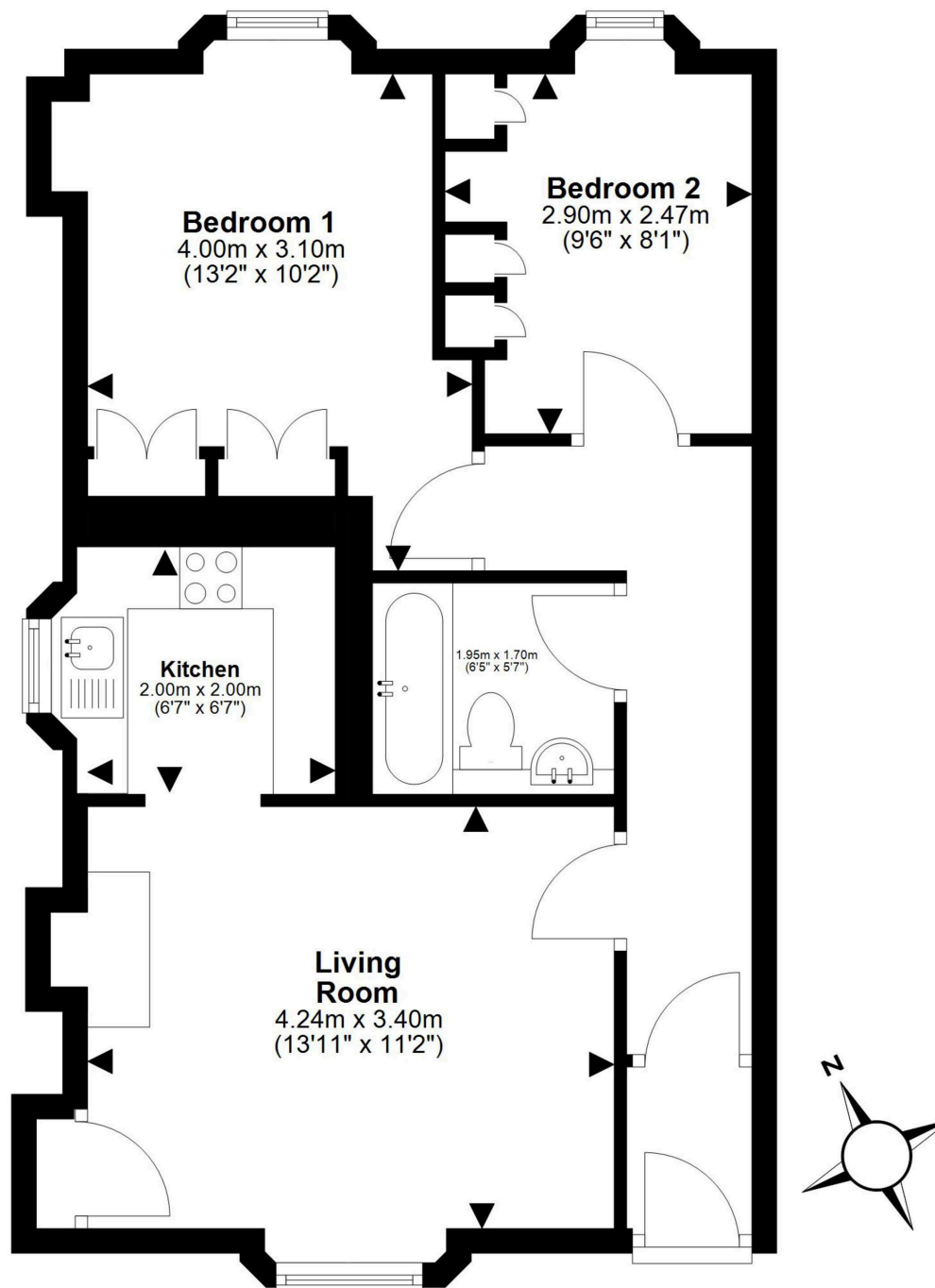
Bruntsfield Office:

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Edinburgh EH10 4EQ



CHARTERED FIRM

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.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.