





Welcome

Welcome to Woodhall Bank, McDougall McQueen are delighted to present to the market this rarely available, charming, three bedroom extended, detached bungalow offering bright, spacious and flexible accommodation, providing an excellent family home. The property further benefits from gas central heating, double glazing throughout, beautiful garden areas to the front, side and to the rear, a multi vehicle driveway along with a double garage. Woodhall Bank is a highly sought-after residential area within the Colinton district of Edinburgh which lies southwest of the city centre, close to many local amenities, highly regarded schooling, convenient links to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks. Excellent public transport services and extensive cycle paths also provide swift and easy access to the city centre. Presented to the market in good order throughout, we would recommend an early viewing.



- Entrance vestibule
- Reception hallway
- Living room set to the rear with direct access to the garden
- Fitted kitchen
- Dining room set to the rear
- Three double bedrooms
- Bathroom presented as a shower room
- Gas central heating
- Double glazing
- Beautiful gardens
- Multi vehicle driveway and double garage
- On street parking available





Colinton

Colinton is one of Edinburgh's most sought after residential areas set in the southwest of Edinburgh City Centre, retaining much of its village charm and has a good range of local shops, restaurants and bars. More extensive supermarket shopping facilities are available at nearby Tesco and Morrisons whilst easy links to the city bypass open up the many retail parks on the periphery of the city. There are many pleasant walks and cycle paths close by, with the Water of Leith and the Pentland Hills within easy reach. There are also several golf courses nearby. Bonaly Country Park is also within easy reach. Colinton is ideally situated for commuting distance to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh and the Queensferry Crossing. There are also regular bus services to and from the city centre and excellent schools in both the state and private sectors in nearby areas.

Extras

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





Get in touch

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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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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