

# ALLINGHAM&CO

traditional values | modern practice

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espc

18 Woodhall Grove, EDINBURGH, EH13 0HR  
3 RECEPTIONS | 3 BEDROOMS | 1 BATHROOM | EPC: D

## Location

This extended three bedroom detached villa located in a quiet residential cul-de-sac, is situated within the Bonaly Estate adjacent to Colinton Village, which is one of Edinburgh's most popular and sought after residential areas.

The nearby conservation village of Colinton, which is over 900 years old, lies approximately 5 miles south west of the city centre of Edinburgh. Running through the village is the Water of Leith Walkway.

Many local services and shops are available in Colinton Village including a Co-op, health centre and pharmacy as well as pubs and restaurants with excellent supermarket shopping and other facilities are within a short drive.

The property is well located for access to Heriot-Watt and Napier Universities and is only a short distance to the City Bypass for access to the motorway network and Edinburgh Airport. In addition there are bus services from Colinton to the city centre and surrounding areas.

The area is convenient for excellent amenities including Bonaly Country Park, a tennis and sports centre at Craiglockhart, tennis and bowling clubs in Colinton village, the Pentland Hills Regional Park, various golf clubs and library.

There are highly respected schools available in the area from nursery to senior level in both the public and private sectors.

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)





## Accommodation

Entrance hall with under stair cupboard

Lounge

Dining room

Family room/bedroom four with patio doors leading to garden

Cloak room with WC and wash basin

Kitchen with oven, fridge, freezer, microwave and washing machine: These items are believed to be in good working order though their condition is not warranted

Rear porch off kitchen with backdoor leading to garden

Three bedrooms (two double both with fitted wardrobes)

Family bathroom with shower over bath, wash basin and WC

Gas central heating

Double glazing

Driveway and single garage

Stunning views over the city

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.

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## ALLINGHAM & CO OFFICES

### COLINTON - PROPERTY CENTRE

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TEL: 0131 447 9341

### BUCKSTONE

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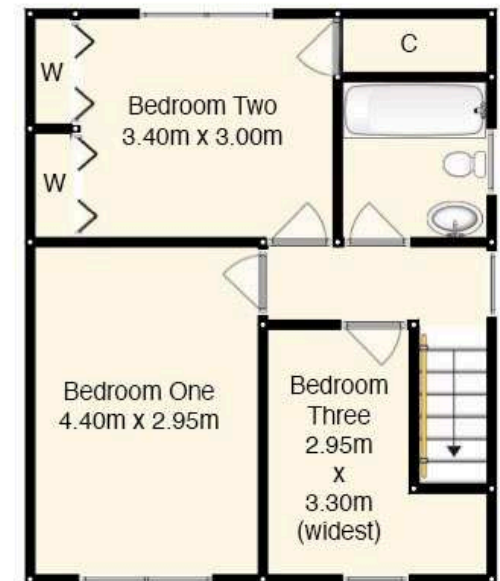
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DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
House. 120m<sup>2</sup>  
Garage 16.5m<sup>2</sup>