

# ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341  
Email: [property@allingham.co.uk](mailto:property@allingham.co.uk)



180/10 Woodhall Road, Colinton, Edinburgh, EH13 0PJ  
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: F



## Location

This unique 2nd floor flat is situated near Colinton, a picturesque conservation village in one of Edinburgh's most popular and sought after residential areas southwest of the city centre.

It forms part of a tranquil development, once a teaching college, set in splendid grounds surrounded by woodland and close to the Water of Leith.

There are many local services and shops including a Co-op, health centre and pharmacy as well as pubs and restaurants. A more extensive selection of shops are within a short drive at Straiton Retail Park and The Gyle Shopping centre.

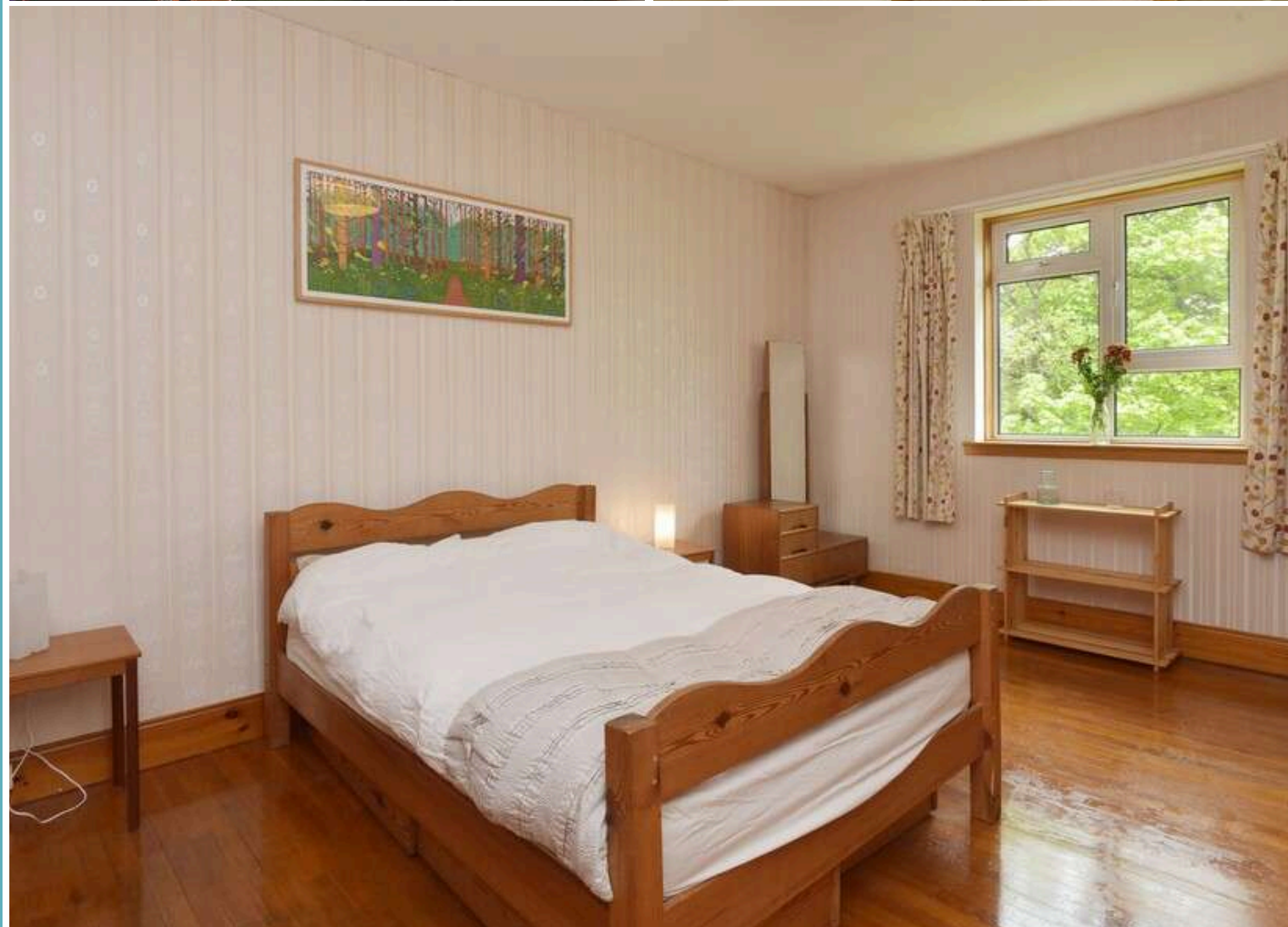
It is the perfect base from which to enjoy outdoor pursuits including walking and cycling along the Water of Leith Walkway or in Bonaly Country Park or the Pentland Hills and dry-slope skiing at the Midlothian snow Sports Centre. There is also a tennis and sports centre at Craiglockhart, tennis and bowling clubs in Colinton village, various golf clubs and library.

Heriot-Watt and Napier Universities are close by and there are a number of highly respected schools in the area from nursery to senior level in both the public and private sectors.

The property is well positioned for transport links to the city bypass, motorway network and Edinburgh Airport with regular bus services to all areas of the city.

## Home Report

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





## Accommodation

Bright and welcoming communal entrance/stairway

Entrance hallway with storage cupboard

Lounge

Kitchen/breakfast room with built in hob and oven, fridge, cooker hood and washing machine; these items are believed to be in good working order though their condition is not warranted

Two good size double bedrooms, both with built wardrobes

Third box bedroom/study with skylight and storage cupboard

Bathroom with shower over bath, WC and wash basin

Single car garage & residents parking

Delightful communal gardens

Double glazing

## Features:

- unique woodland setting
- sought after residential area
- nearby picturesque conservation village

## 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

9 - 15 Bridge Road  
Edinburgh, EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE

4A Buckstone Terrace  
Edinburgh, EH10 6PZ  
TEL: 0131 447 9341

Fax Property - 0131 441 4517

Email Property - [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

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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

