

ALLINGHAM&CO

traditional values | modern practice

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espc

10 Woodhall Road, Edinburgh, EH13 0DX
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: C

Location

This desirable, bright and spacious main door lower villa flat lies in the village of Colinton.

Approximately 5 miles south west of the City Centre, and forms one of three flats in 1865 Bruce Villa.

Many local services and shops are available on its doorstep, in Colinton Village. These include a Co-op, health centre and pharmacy as well as various pubs and restaurants. There is also supermarket shopping and other facilities available within a short drive such as a Tesco and ASDA. Chesser Retail Park is also nearby.

The area is well served with excellent leisure amenities including a sports centre at Craiglockhart, tennis and bowling clubs in the village, the Pentland Hills Regional Park, various golf clubs, a library, The Water of Leith Walkway and Bonaly Country Park.

Schooling is accessible from primary through to university level. The property is also only a short distance to the City Bypass for access to the motorway network and Edinburgh Airport. Public transport is available with bus services from Colinton to the city centre as well as points east and west.

This property provides ample opportunity for those seeking easy access to local amenities and the City Centre, and has great potential to serve as a welcoming home.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone





General

Immaculately presented property, offered to market in "move - in" condition.

Flat is one of three flats in Bruce Villa (1865).

Living room with direct access to spacious private balcony.

Modern kitchen, with breakfast bar, electric oven and gas cooker, freezer and fridge. These items are believed to be in good working order, however, their condition is not warranted. Kitchen also allows direct access to the balcony.

Double bedroom with built in wardrobe space.

Second double bedroom with built in shelved cupboard (all cupboards are extended Edinburgh Press).

Bathroom with w/c.

Bright and spacious property with large windows throughout affording plenty of natural light.

Walk in shelved storage cupboard in hallway.

Gas central heating.

North facing private balcony, and south facing front garden allowing access to sunlight throughout the day.



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ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

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BUCKSTONE

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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 57m²
Balcony 17m²

