



Offers over £245,000

11 Woodhall Avenue, Juniper Green, EH14 5BU



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Ground Floor 3 Bedroom Flat with Main Door Entrance

Set on the ground floor, and benefiting from a private entrance, this stylish and versatile two/three bedroom flat benefits from a quiet location, bright accommodation and private gardens to the front and rear.

Stylish Lower Villa Flat, Maindoor Entrance, Chic Decor Throughout, Entrance Hall, Living/Dining Room, Separate Kitchen, Second Living Room/Bedroom 3, Two Further Bedrooms, Bathroom, Period Features, Double-Glazing, Gas Central Heating, South-Facing Private Front Garden, Private Rear Garden, Shared Drying Green

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Living/Dining Room	13'8" x 12'9" (4.17 x 3.91)
Kitchen	10'5" x 6'3" (3.20 x 1.93)
Bedroom 1	12'9" x 8'9" (3.91 x 2.67)
Bedroom 2	12'4" x 9'8" (3.76 x 2.97)
Living room?Bedroom	16'2" x 9'3" (4.93 x 2.84)



LOCATION

Woodhall Avenue is a residential street tucked away in Juniper Green just moments from the local amenities and transport links of Lanark Road. There are shops and cafes located on the junction with Barberton Avenue, whilst more extensive cafes and stores can be found nearby in Colinton Village. The Water of Leith runs nearby and provides a leafy escape from city life, as does Bonaly Country Park. Kingsknowe Golf Club is close by and there are supermarkets located at Hermiston Gait, The Gale or Chesser. Wester Hailes Station is not too far away and offers links to both Edinburgh and Glasgow City Centers. Regular buses run along Lanark Road offering another route into the city, whilst motorists can gain swift access to the City Bypass at Clovenstone or Calder junctions, and from there to the M8, M9 and Queensferry Crossing.

EXTRAS

White Goods included in the Sale

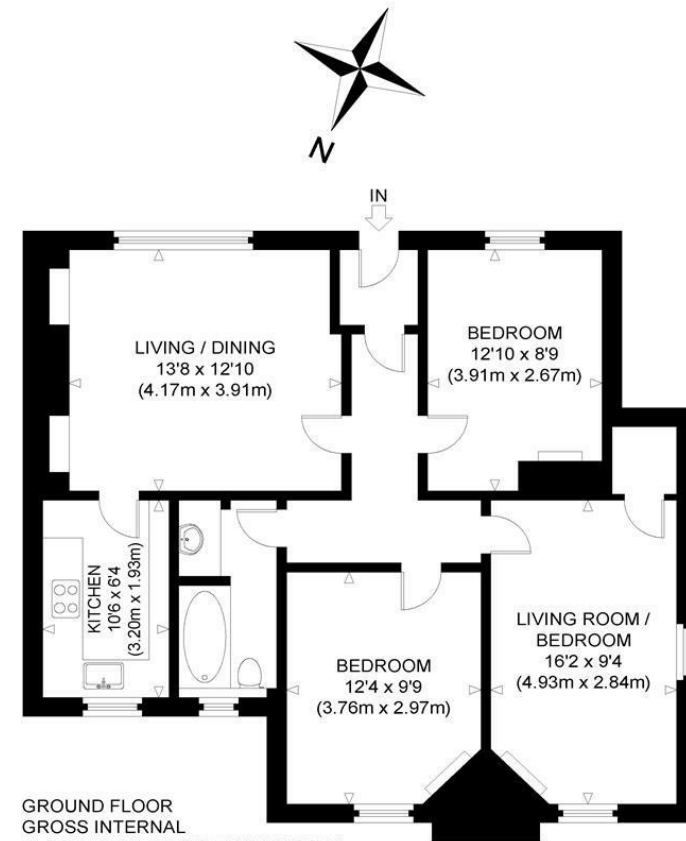
EPC RATING

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VIEWING

By appointment only please Telephone: 0131 554 6244





WOODHALL AVENUE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 823 SQ FT / 76.5 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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