



COULTERS[©]

WOODBINE COTTAGE, 51 SPYLAW STREET

COLINTON, EDINBURGH, EH13 0JS

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Woodbine Cottage is a charming stone built C Listed detached cottage situated within the heart of the historic Colinton Village and in close proximity of Colinton Dell & the Water of Leith.

It boasts an idyllic rear garden with leafy outlook and raised terrace.

KEY FEATURES



Charming C Listed Cottage with period features



Two spacious bedrooms



Rear garden with terrace



Nearby on street parking



Within a short walk of local amenities



Gas central heating





This well presented property is set over two levels. The ground level comprises; welcoming entrance hallway; lounge with recessed window, feature fireplace, authentic wooden ceiling beams and a spiral staircase leading to the lower level kitchen. There are two well-proportioned bedrooms located with recessed windows and access to the large floored attic which provides excellent storage and benefits from a double glazed Velux window.

A utility cupboard & spacious bathroom featuring a roll top bath & over-head shower complete the ground floor accommodation. On the lower ground floor the dining kitchen has a double oven, gas hob, ample storage and benefits from doors giving direct access to the side cottage gardens.





THE LOCAL AREA

A prestigious location, Colinton lies approximately four miles south-west of Edinburgh City Centre with the designated and vibrant conservation area of Colinton Village at its heart. It is the perfect base from which to enjoy outdoor pursuits including walking and cycling along the Water of Leith, hiking and horse riding in the Pentland Hills or dry-slope skiing at the Midlothian Snowsports Centre. Golf courses such as Kingsknowe and Swanston are minutes away as is Colinton Lawn Tennis Club.

There are a good selection of popular restaurants and bars with further variety in Morningside and Bruntsfield. For everyday shopping Colinton Village has a Co-op, pharmacy, health centre and post office, whilst a Tesco Superstore on Colinton Mains Drive caters for the weekly shop.

It is a perfect location for both Heriot Watt and Napier Universities, as well as Edinburgh Park. Schooling includes Bonaly Primary School and Firrhill High School with private options such as Merchiston Castle School and George Watson's College nearby.

Regular bus services take you to the City Centre and surrounding areas, and there is quick access to the City Bypass, motorway network, and Edinburgh International Airport.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale.

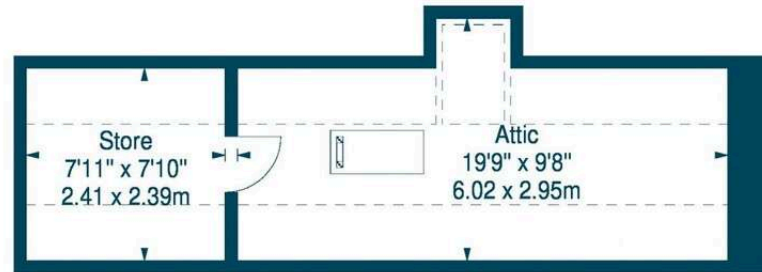




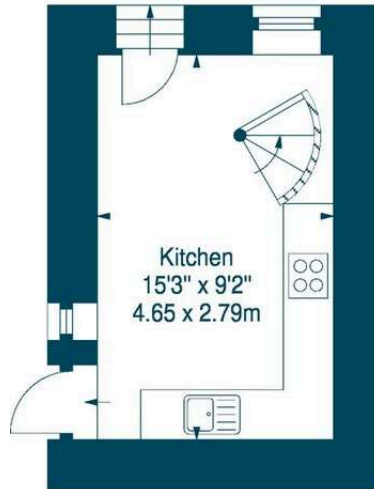
**Woodbine Cottage,
Spylaw Street,
Edinburgh,
Midlothian, EH13 0JS**



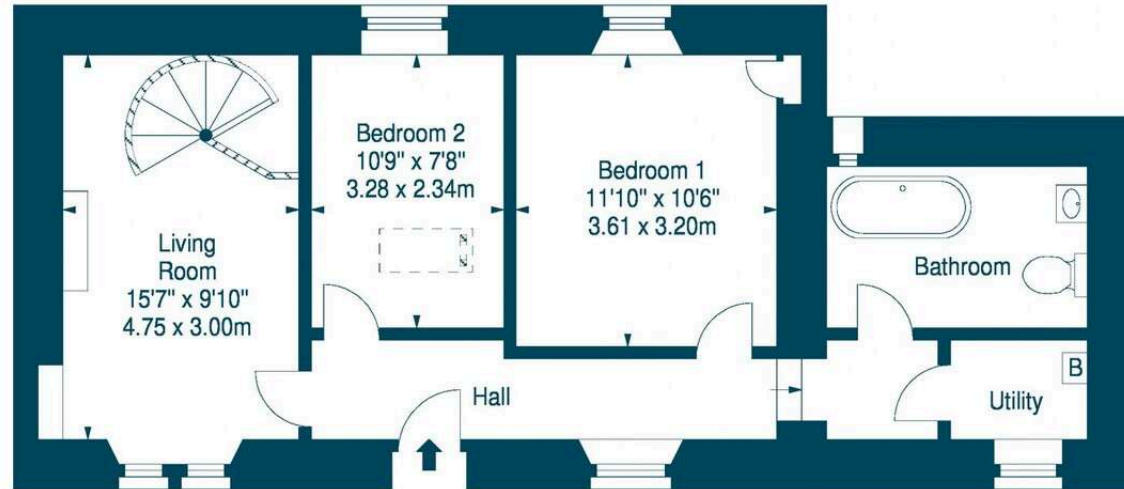
Approx. Gross Internal Area
968 Sq Ft - 89.93 Sq M
For identification only. Not to scale.
© SquareFoot



First Floor



Lower Ground Floor



Ground Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.