



10 Woodhall Road  
COLINTON | EDINBURGH | EH13 0DX

**warners**  
solicitors & estate agents



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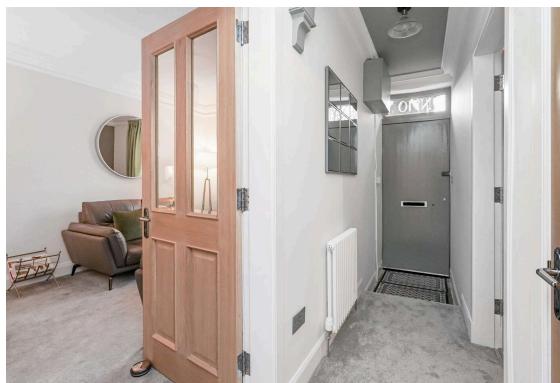
Stunning, true walk-in condition main door flat finished off to an exceptionally high standard throughout, forming part of a traditional detached villa and boasting a beautifully landscaped private front garden and large full width terrace to rear with a lovely leafy outlook. The property benefits from a charming village style setting with easy access to great amenities and transport links.

Viewing is highly recommended to appreciate what is on offer here. The current owners have refurbished the light and spacious interior to ensure a pristine condition home. Here are some of the great features of the flat -

- Entrance hall with feature ceiling arch and deep shelved cupboard
- Bright living room
- Kitchen attractively fitted out with dove grey Shaker units and pale Scandi style flooring
- Two double sized bedrooms
- Fully tiled shower-room nicely fitted out with large cubicle and rainfall shower
- Vintage style radiators
- Working window shutters
- Oak veneer internal doors
- On-trend decor throughout
- Easy maintenance landscaped front garden
- Leafy outlook and ample space for outdoor relaxation on the full width terrace accessed from Bedroom 1 and Kitchen
- On-street parking

Energy Rating C, Council Tax D.

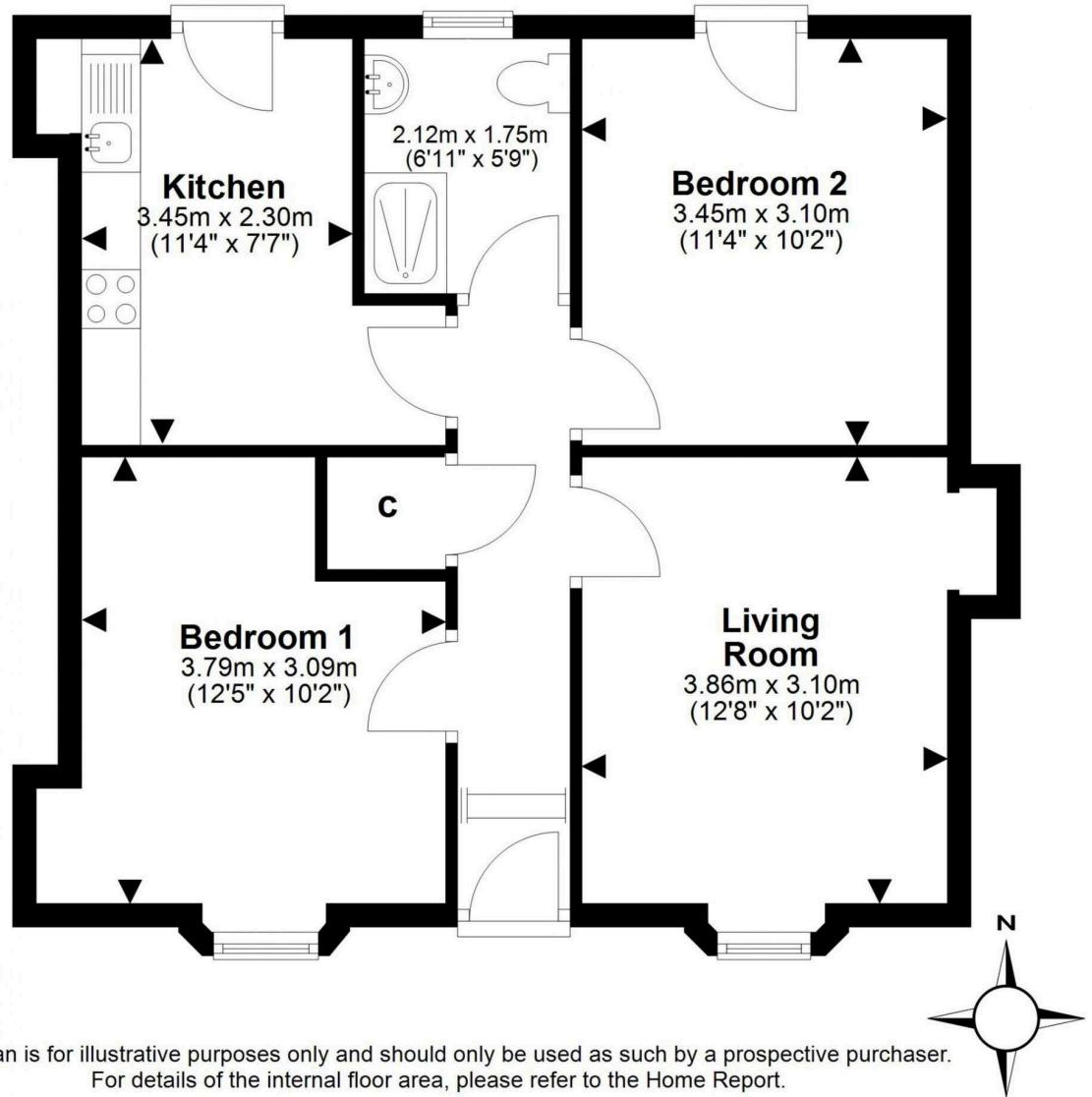
**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.com) or call us on 0131 667 0232.



All fixtures, fittings, light fittings, curtains and blinds will be included in the sale

Colinton is a designated conservation area through which the Water of Leith runs. The area retains much of its original village charm with a selection of speciality shops. Further facilities can be found at Craiglockhart and Morningside, both locations being easily accessible. Leisure facilities include golf courses, a fitness club, indoor and outdoor tennis and enjoyable walks over the nearby Pentland Hills. An efficient public transport network operates to other parts of the town and surrounding areas and the City Bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.