



12 Woodhall Road, Edinburgh, EH13

Offers Over £895,000

REVERE

Key Features

- Charming 19th-Century Detached Villa
- Spacious Four-Bedroom Accommodation
- Multiple Living & Reception Rooms
- Generous Private Gardens
- Versatile Outbuildings & Garage
- Premier Colinton Location



Set in the sought-after Colinton area, this detached Victorian stone villa offers a rare opportunity to acquire a characterful home with generous proportions and strong potential for modernisation.





Accessed via a private entrance, the home opens into spacious and flexible accommodation arranged over three levels. The lower ground floor features a spacious dining room with gas fire, a functional kitchen, and a utility space with WC.

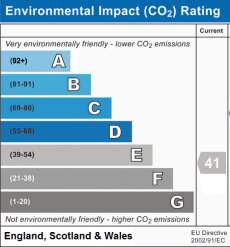
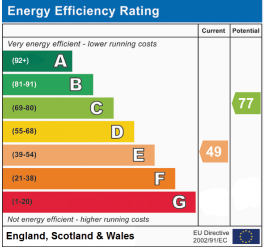
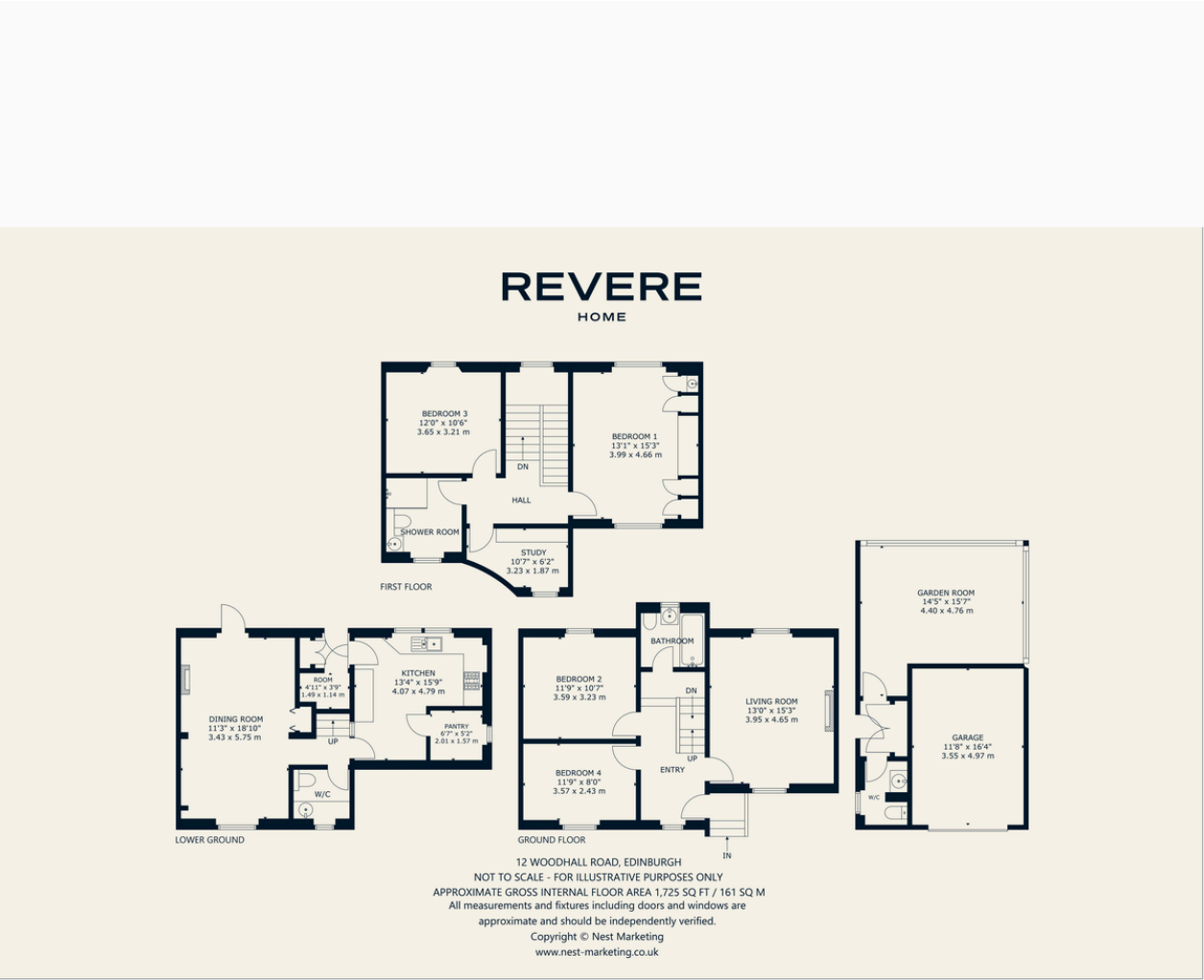
On the ground floor, a bright living room provides an inviting setting for everyday living, complemented by two well-proportioned bedrooms and a family bathroom. The first floor hosts two further bedrooms, a dedicated study ideal for home working, and a separate shower room.

Externally, the property benefits from private garden grounds to both the front and rear, creating peaceful outdoor spaces suited to relaxation or entertaining. A private driveway offers convenient off-street parking and leads to a detached garage. An attached garden room, complete with its own utility area and WC, provides excellent versatility and could serve as a home office, gym, or creative studio.

While the property's condition reflects its age, it offers outstanding potential to create a truly exceptional family home in one of Edinburgh's most sought-after residential locations. Colinton is renowned for its village-like atmosphere, scenic surroundings, and excellent local amenities, all within easy reach of the city centre.

To arrange a viewing, please get in touch with a member of Team Revere today.





Tenure Type: Freehold
Council Tax Band:
Council Authority:

Revere
80 George Street, Edinburgh, EH2 3BU
0131 378 2550 | sales@reverehome.co.uk

