



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.

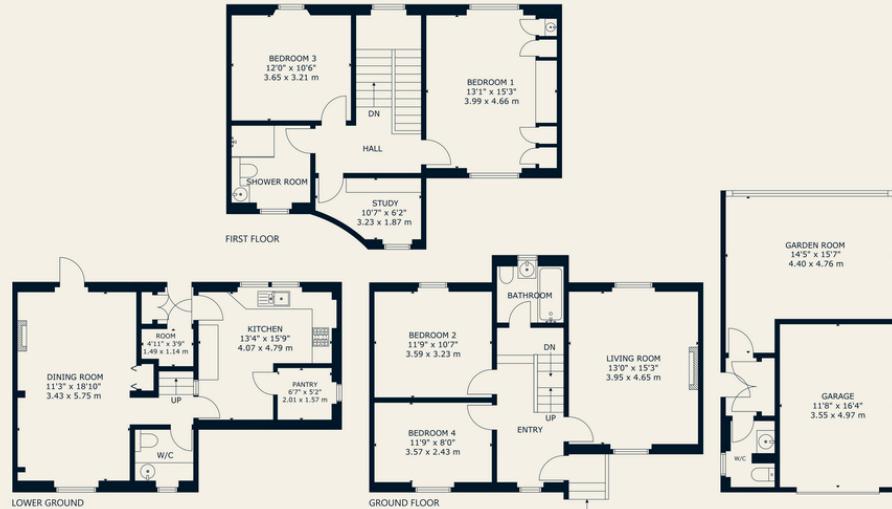
While the property's condition reflects its age, it offers outstanding potential to create a truly exceptional family home in one of Edinburgh's most sought-after residential locations. Colinton is renowned for its village-like atmosphere, scenic surroundings, and excellent local amenities, all within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

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



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HOME



12 WOODHALL ROAD, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,725 SQ FT / 161 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC