

COULTERS[©]

70 WOODFIELD AVENUE

COLINTON, EDINBURGH, EH13 0HX

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

70 Woodfield Avenue is a bright three-bedroom end terraced house offering well proportioned accommodation, a private rear garden and detached garage. The property has been thoughtfully adapted to enhance accessibility, including a ramped entrance, automatic front door, wet room and ground floor layout designed to support easier day-to-day living. While now requiring some cosmetic upgrading, it provides an excellent opportunity for a purchaser to modernise and create a superb home.

The spacious sitting and dining room extends the full depth of the property, creating a flexible living and entertaining space with a feature fireplace and large windows to the front and rear. The adjoining kitchen is fitted with a range of wall and base units, integrated oven and electric hob, space for white goods and a door leading outside.

Upstairs, there are three bedrooms. The principal bedroom is a generous double and benefits from built-in wardrobes, while the second bedroom is also a comfortable double. The third bedroom would make an ideal child's bedroom or study. A wet room with electric shower, WC and wash hand basin completes the accommodation, along with additional storage on the landing and an attic.

Externally, the property enjoys front and rear gardens, with the rear offering a level lawn

KEY FEATURES



Semi-detached house in quiet cul de sac.



Private gardens to both front and rear.



Situated in the desirable area of Colinton.



EPC Rating - D



Accessibility features including ramp and modified kitchen.



Garage with parking to front.



Excellent schools nearby.



Council Tax Band - E



Externally, the property enjoys front and rear gardens, with the rear offering a level lawn, paved patio areas and mature planting. A detached garage, provides valuable parking or additional storage.

The property further benefits from gas central heating and double glazing throughout.



THE LOCAL AREA

Colinton is a highly desirable and picturesque residential area located in the south-west of Edinburgh, nestled at the foot of the Pentland Hills. It is perfect for those seeking a peaceful, suburban lifestyle whilst still living within easy reach of the city. The high street offers a range of amenities, including independent shops, post office, pharmacy, cafes, restaurants and several popular pubs. In addition, a Tesco supermarket is located less than a 15-minute walk away, providing further convenience. The Pentland Hills and Water of Leith are both on the doorstep making it an ideal location to enjoy outdoor activities such as cycling, walking, and running. There is also a popular local tennis club and an excellent selection of golf courses in the surrounding area. Colinton has a friendly and close-knit community, with a mix of young families, working professionals and retirees. The property sits in the catchment for highly regarded Bonaly Primary School and Firrhill High School. Private schools can easily be reached by car or via the regular bus services that are available. The City Bypass can be reached in just five minutes which provides a quick connection to the M8 and M9 and Edinburgh Airport.

EXTRAS

All light fittings, blinds, curtains and white goods are included in the sale price.

HOME REPORT VALUATION: £325,000



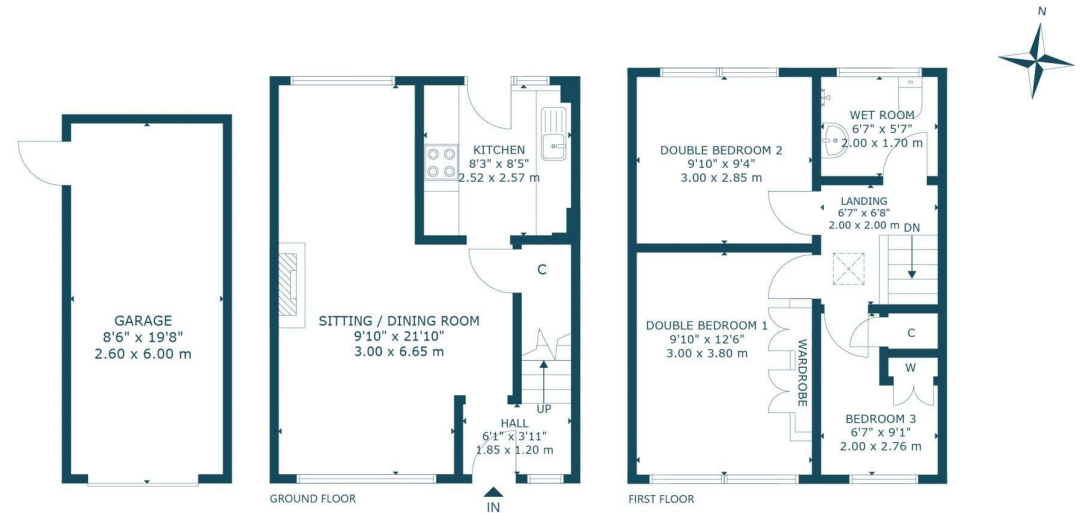
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70 WOODFIELD AVENUE, EDINBURGH, EH13 0HX
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 667 SQ FT / 62 SQ M
GARAGE 168 SQ FT / 16 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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.