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108 Woodfield Avenue, Edinburgh, EH13 0QR

Three-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Well-proportioned, three-bedroom, semi-detached home with gardens and a driveway. Located in a quiet, leafy cul-de-sac in the highly desirable Colinton area, south of Edinburgh city centre.

Comprises an entrance hall, living/dining, kitchen, three flexible bedrooms, and a family bathroom.

Requiring full refurbishment, this rarely available opportunity offers a family home in one of Edinburgh's most sought-after residential areas.

The lawn to the front incorporates a paved driveway continuing along to the side; whilst the secluded rear garden includes a lawn, and established shrubbery.

The entrance hall affords access to the ground floor, with an exceptionally spacious living/dining room featuring a dual-aspect, allowing plentiful natural light, as well as space for both lounge and dining furniture. The kitchen is set to the rear and has a door leading to the southerly-facing garden, two convenient built-in storage cupboards and offers a good-size room.

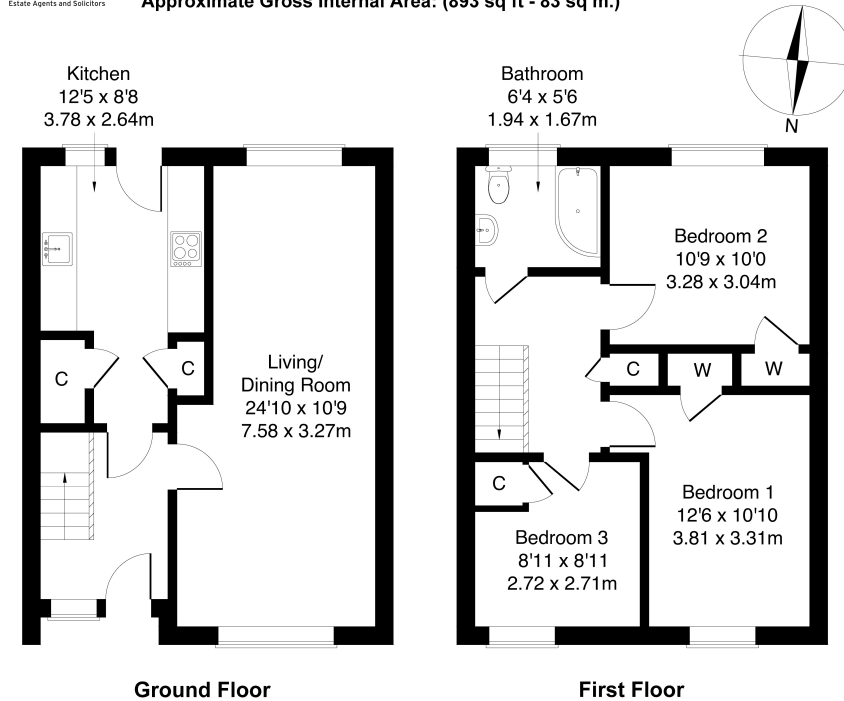
On the upper floor, bedroom one is set to the front offering a generous room, with a built-in wardrobe. Two further bedrooms are set to opposite aspects, also including built-in storage space. Completing the accommodation, the bathroom is set to the rear, offering space for a three-piece suite.

Sold as seen.

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Approximate Gross Internal Area: (893 sq ft - 83 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Colinton is one of Edinburgh's most sought-after residential areas, set in the southwest of the city against the scenic backdrop of the Pentland Hills. Colinton Village has a good range of local shops, banks and restaurants, with supermarket shopping available nearby, including a Tesco at Colinton Mains Drive, a Morrisons at New Swanston, and a Co-op on Oxfangs Road North. Proximity to the city

bypass offers ease of commuting and links to major retail parks such as Straiton, Hermiston Gait and The Gyle. There are many pleasant walks to be had including the Braid Burn path, Water of Leith and Colinton Dell, with several golf courses found in the vicinity. There are also excellent primary and secondary schools within the area, in both the state and private sectors and good public transport links.





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