



## 20 Woodville Terrace, Leith Links, Edinburgh, EH6 8BZ

Well Presented & Spacious, Flexible Three Bedroom, Main Door, Double-Upper Villa

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# Property Description

Well-presented and spacious, flexible three-bedroom, main door double upper villa with a private garden and superb skyline views of the city landmarks. Forming part of Edinburgh's sought-after and historic stone-built Lochend Colonies, located in the Leith Links area, northeast of the city centre.

Comprises an entrance and stairway, hall, family room, kitchen, three flexible bedrooms, a study, and a bathroom.

Features include a fitted kitchen, tall ceilings, original wood flooring, cornice work, wooden doors with stained glass, and period fireplaces. In addition, there is double glazing and quality composite front door, gas central heating and eaves storage.

Externally the property benefits from a generous private garden with a lawn and a timber shed, and unrestricted parking on the surrounding streets.

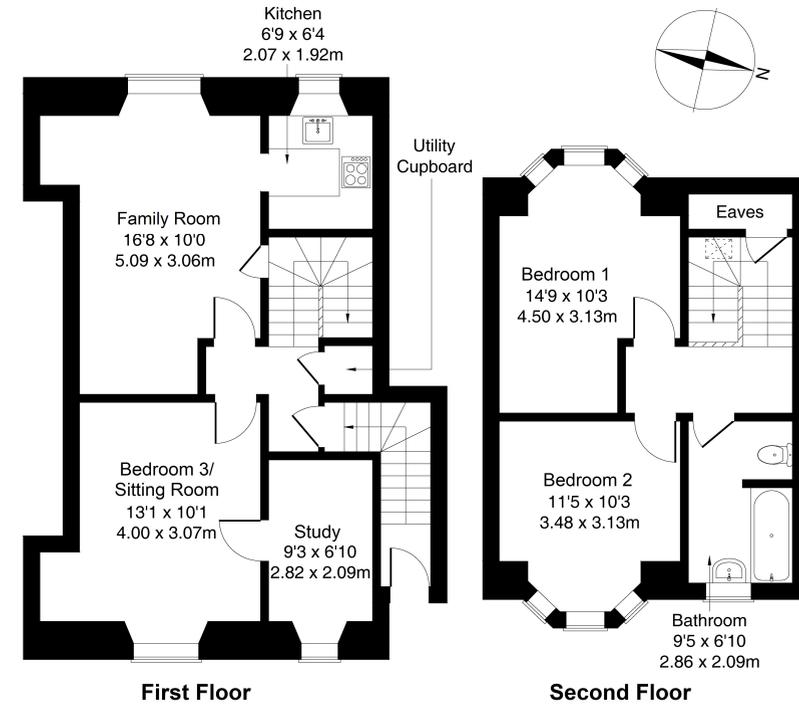
The entrance affords access to the stairs leading to the hall on the first floor which has a utility cupboard, carpeted flooring and provides access to the public rooms. Set to the rear, the family room features a fireplace with a wooden surround, open press shelves and eaves storage. Set off the family room, the kitchen is fitted with wall and base units, a sink with drainer, a tiled surround, and an integrated oven and gas hob.

Bedroom three, currently used flexibility as a sitting room, is set to the front featuring carpeted flooring, a period-style fireplace and stained glass for the door, whilst a study is set off providing excellent space for a home office. On the upper floor, two double bedrooms are set to either aspect, both with bay windows allowing plentiful natural light, carpeted flooring and light fittings. Completing the accommodation, the bathroom is set to the front, with a three-piece suite.

A 360 Virtual tour is available online.

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Approximate Gross Internal Area: (990 sq ft - 92 sq m.)



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

# Area Description

The Leith Links district is most famous for its open parklands, one of Edinburgh's larger green spaces, with other leisure opportunities including Seafield Recreation Ground and Craightinny Golf Course. The fashionable Shore district can be found around a mile away, with its fine selection of Michelin-starred restaurants, and the Ocean Terminal retail complex a little further beyond offers a multi-screen cinema, gym, spa, and a wide choice of high-

retailers and restaurants. Leith Walk, Easter Road, and Great Junction Street all lie within around a mile's radius, offering a wealth of restaurants, cafés, bars, and supermarkets. There are frequent bus services in the area, as well as a number of primary schools, with secondary schooling at Leith Academy.





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