

# ALLINGHAM&CO

traditional values | modern practice

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espc

72 WOODFIELD AVENUE, EDINBURGH, EH13 0HX

3 BEDROOM | 1 BATH | EPC E

## Colinton

The conservation village of Colinton, which is over 900 years old, lies approximately 5 miles south west of the city centre of Edinburgh. Running through the village is the Water of Leith Walkway leading to the centre of town.

There are many local services and shops available in Colinton Village as well as pubs and restaurants but there is good supermarket shopping and other facilities available within a short drive.

The property is well located for access to Heriot Watt and Napier Universities and is only a short distance to the City Bypass for access to the motorway network and Edinburgh Airport. In addition there are bus services from Colinton to the city centre as well as points east and west.

There are excellent local schools with Bonaly primary a short walk. The property is also convenient for George Watsons and George Heriot's.

The area is well served with recreational facilities including a tennis and sports centre at Craiglockhart, tennis and bowling clubs in the village itself, the Pentland Hills Regional Park, various golf clubs, a library and Bonaly Country Park.

### Accommodation

- Entrance Hall
- Lounge / Dining-room with patio doors to garden
- Fitted Kitchen
- Three bedrooms
- Family Bathroom
- Private off street parking
- Garage
- Fully enclosed garden
- Gas Central heating
- Double Glazing
- Potential for extending

### Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

### Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





This spacious and beautifully presented family home is ideally located in one of Edinburgh's most popular residential areas. The property is ideally located on a corner site in a small development and provides an ideal first family home. The property enjoys an open outlook southwards to the Pentland Hills and has fully enclosed side and rear gardens.

The accommodation is bright and spacious and is presented in walk-in condition. The entrance hall is freshly decorated and immediately forms an excellent impression of the property. There is good storage provided by an understairs cupboard and a carpeted stair with timber bannister providing access to the bedroom accommodation on the upper level.

The lounge features a south facing picture window looking out to the garden, open plan to the dining area which is set by the patio doors which open out to the rear garden with raised deck. The kitchen is fitted with a range of wall mounted and base units with contrasting work surfaces and tiled splashback. There is a door to the garden.

On the upper level there are three well-proportioned bedrooms. In addition there is a family bathroom with three piece suite, wc, pedestal mounted wash hand basin and bath with electric shower fitted over and tiled splash back.

#### Gardens

The garden and drive to the front are mono-blocked for ease of maintenance and to provide extensive off street parking. There is a further drive to the side and a fully enclosed garden to the side and rear. The garden feature a good sized lawn, a paved patio and raised deck.

#### Garage

As well as the off street parking there is a garage to the side of the property, with up and over door to the front and a door to the garden at the rear.

#### Extension

As the property is located on a corner site it offers excellent potential for extension. Plans were previously prepared and passed for the provision of extension to provide a further bedroom and en-suite above the garage.



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## LOCAL PROPERTY CENTRES

### MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ  
TEL: 0131 447 9341

### COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ  
TEL: 0131 447 9341

Fax Property – 0131 452 9383

Email Property – [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
82.7m<sup>2</sup>

