



SIMPSON & MARWICK

29 Woodhall Bank

Colinton, EH13 0HL

simpsonmarwick.com

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Truly impressive 4 bedroom detached family home with superb garden, double garage and driveway

- Lovely sitting room leading out to the garden
- Dining room
- Kitchen/breakfast room & utility room
- 4 double bedrooms
- Study/family room
- Family bathroom & separate shower room
- Large attic offering great potential
- Delightful, extensive private garden
- Double garage & driveway
- Gas central heating & double glazing

Description

29 Woodhall Bank is an exceptional detached family home located in the highly sought after residential area of Colinton. The property is set within extensive garden grounds and also benefits from a large driveway and double garage to the front. Internally, the property offers superb, generously proportioned family accommodation over two levels. On the ground level there is ideal, versatile living accommodation in excellent order throughout. There is also great potential to convert the attic space to create further accommodation (subject to the necessary consents).

Location

Colinton is one of Edinburgh's most sought after residential areas set in the south west of the city sitting in the shadows of the Pentland Hills. It has retained much of its "village charm" and has a good range of local shops, restaurants and bars. More extensive supermarket shopping facilities are available at nearby Tesco and Morrisons whilst easy links to the city bypass open up the many retail parks on the periphery of the City.



There are many pleasant walks and cycle paths close by, with the Water of Leith and the Pentland Hills within easy reach. There are also several golf courses nearby. Bonaly Country Park is also within easy reach. Colinton is ideally situated for commuting distance to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh and the Queensferry Crossing. There are also regular bus services to and from the city centre and excellent schools in both the state and private sectors in nearby areas.

Garden

The property is set within delightful, extensive garden grounds. The rear garden is south-facing and mainly laid to lawn with attractive borders and a large patio area.

Fixtures and Fittings

All fitted carpets, curtains, curtain poles, blinds, light fittings, hob, double oven, extractor hood, fridges, freezer, dishwasher, washing machine and tumble dryer are included in the sale price.

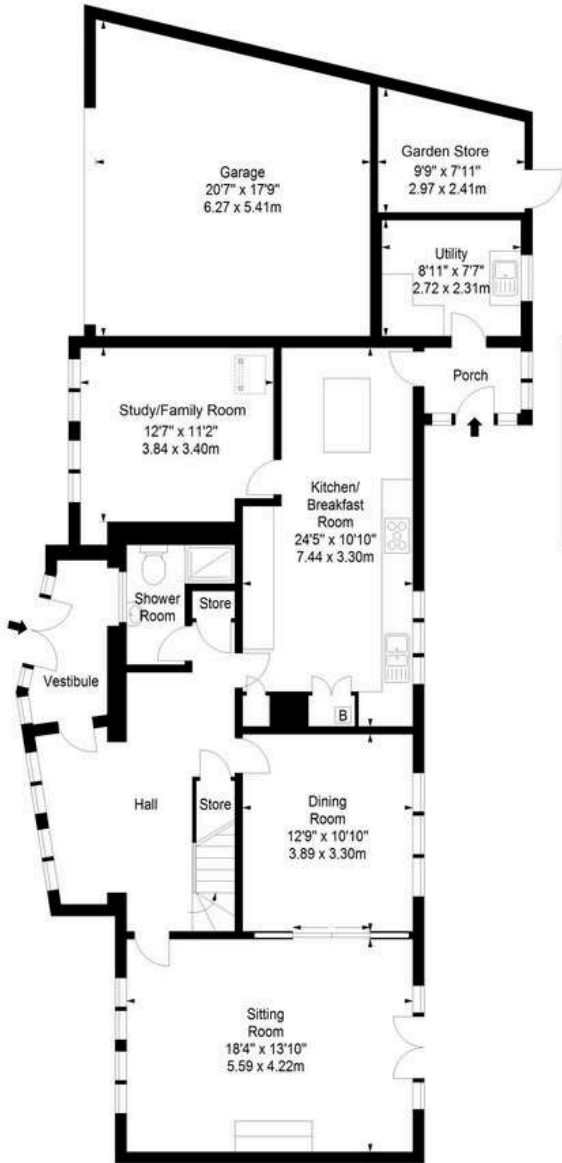
EPC Rating E

Home Report

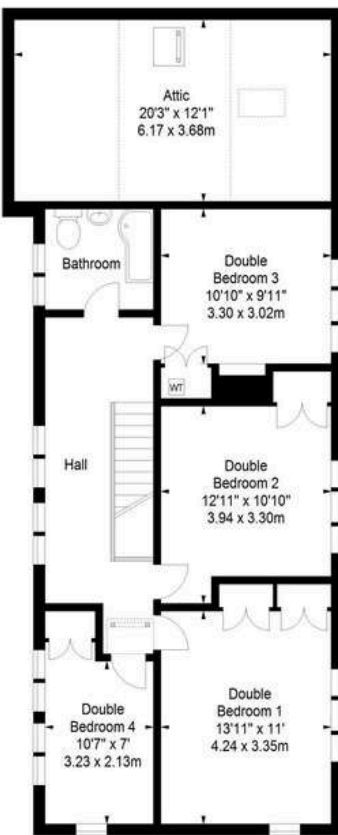
The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



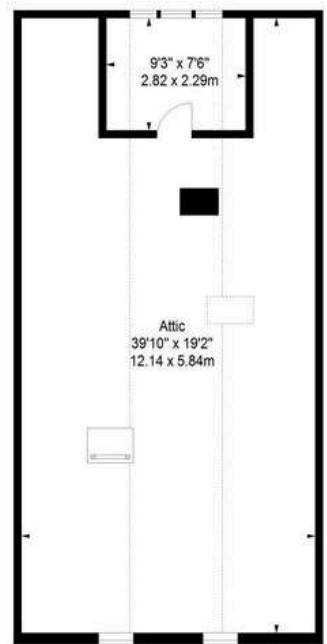
Approx. Gross Internal Area
 3388 Sq Ft - 314.75 Sq M
 (Including Garage & Unlined Cellar)
 For identification only. Not to scale.
 © SquareFoot 2021



Ground Floor



First Floor



Attic

