

ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341
Email: property@allingham.co.uk



espc

24 Woodfield Avenue, Edinburgh, EH13 0HX
1 RECEPTION | 2 BEDROOMS | 1 BATHROOMS | EPC: D

Location

This bright and airy semi-detached villa is situated close to Colinton, a conservation village just South West of the City and is one of Edinburgh's most sought after areas.

Many local services and shops are available in the village including a Co-op, doctors surgery, post office and pharmacy as well as pubs and restaurants and other specialist shops. Larger supermarket shopping and other facilities are within a short drive.

Leisurely walks can be taken along the Water of Leith Walkway and the delightful woodland at Colinton Dell and Dreghorn Woods. The Pentland Hills Regional Park is also very close by and offers walking, biking, pony trekking and skiing at Hillend snow sports Centre. The area also has number of excellent leisure amenities such as Criaglockhart tennis and sports centre, tennis and bowling clubs in Colinton village as well as various golf clubs and a library.

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 a number of highly respected schools in the area from nursery to senior level in both the public and private sectors.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance porch

Hallway

Bright lounge with floor to ceiling window & fireplace

Kitchen/diner with patio doors to garden, hob, oven, and washing machine: these items are believed to be in good working order though their condition is not warranted

Two good sized double bedrooms (one with built in mirrored wardrobe)

Bathroom with shower over bath, WC and wash basin

Extra features

Gas central heating

Double glazing

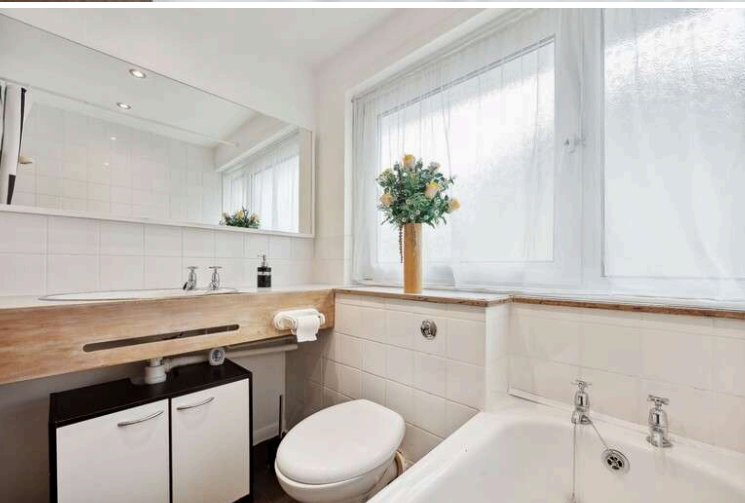
Driveway

Gardens to front and rear

Close to Pentland Hills and Water of Leith Walkway

Excellent local amenities

Great opportunity to serve as a welcoming family home



Home Report

Please visit: www.allingham.co.uk or www.espc.com

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ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

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

BUCKSTONE

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

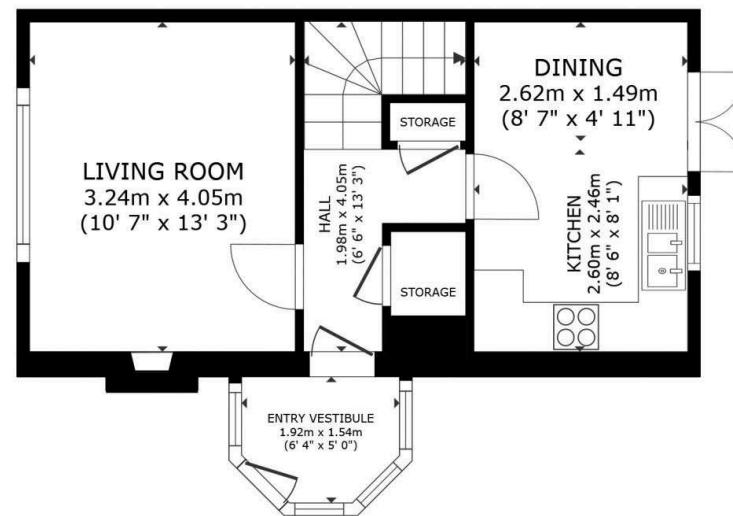
Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

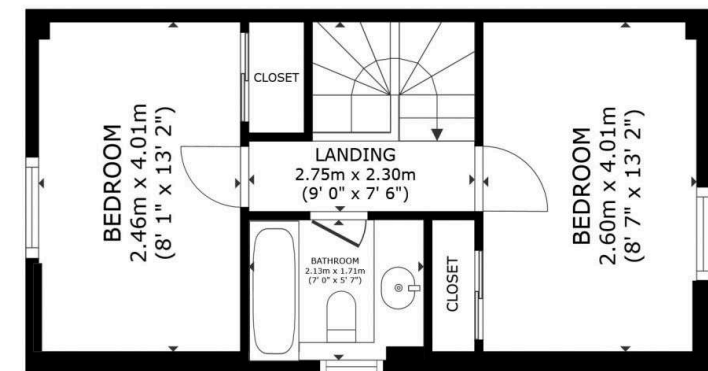
DX 225 Edinburgh

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



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 35.4 m² (381 sq.ft.) FLOOR 2 32.4 m² (349 sq.ft.)
TOTAL: 67.7 m² (729 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.