



**lindsays**

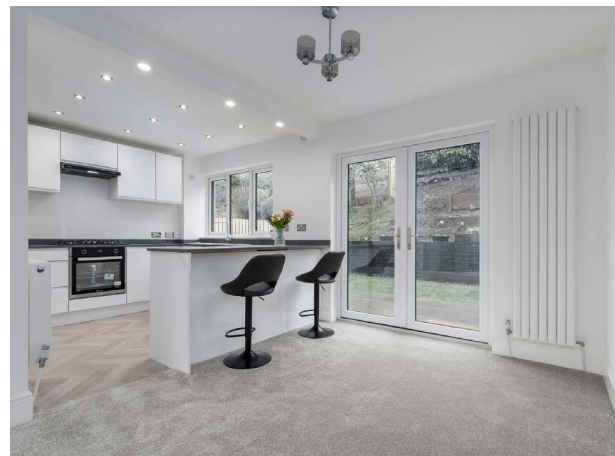
108 Woodfield Avenue,  
Colinton, Edinburgh, EH13 0QR

*"An extremely impressive semi detached villa with large driveway and attractive enclosed south facing private garden which has been completely refurbished"*

- Entrance hall with useful storage cupboard
- Cloakroom/WC with window
- Spacious sitting room
- Superb open plan modern fitted kitchen/dining room with breakfast bar and direct access to enclosed private garden
- Three bedrooms (master bedroom with built-in wardrobes)
- Modern bathroom with waterfall shower and window
- Newly installed gas central heating and double glazing
- Attic
- Large driveway
- Easily maintained private front garden
- Enclosed private south facing rear garden with patio
- On street parking
- Excellent local amenities

EPC Rate D

**OFFERS OVER £375,000**



## Description

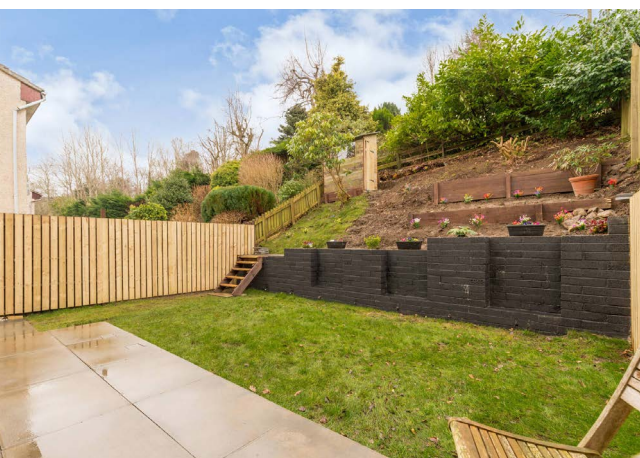
An extremely impressive semi detached villa with large driveway and attractive enclosed south facing private garden which has been completely refurbished to an extremely high standard and is in walk-in condition. This beautiful family home boasts a brand new contemporary fitted kitchen with breakfast bar and open plan dining room/sitting room with direct access to private rear garden and superb newly fitted family bathroom with waterfall shower and window to the rear. The property benefits from gas central heating and double glazing which have both been newly installed and there are brand new neutral fitted carpets throughout. The property is beautifully presented and in brief accommodation comprises; entrance hall with useful storage cupboard; cloakroom/WC with window to the front; spacious sitting room which is open plan to a stunning modern fitted kitchen/dining room with breakfast bar and brand new integrated appliances, including gas hob and electric oven (which are still under warranty) and there is a useful storage cupboard and direct access to easily maintained enclosed south facing private rear garden. On the first floor there are three well proportioned bedrooms (master bedroom with extensive built-in wardrobes) a modern family bathroom with waterfall shower and window to the rear. The property benefits from good storage, attic and on street parking. The property is an ideal family home and is situated in quiet cul-du-sac in the highly regarded and sought after residential area of Colinton. To the front of the property there is an easily maintained garden and a large driveway which provides off street parking for multiple cars. To the rear of the property there is a well maintained enclosed south facing garden with patio which is child friendly and ideal for entertaining. An early viewing is highly recommended.

## Area

The suburb of Colinton is typically referred to as 'Colinton Village' and the lovely high street has a variety of independent shops and restaurants. The Water of Leith is within walking distance and Pentland Hills Regional Park is also within easy reach. Colinton has excellent options for primary and secondary education including the highly regarded Bonaly Primary School and Firrhill High School

## Viewing

By appointment contact Lindsay's

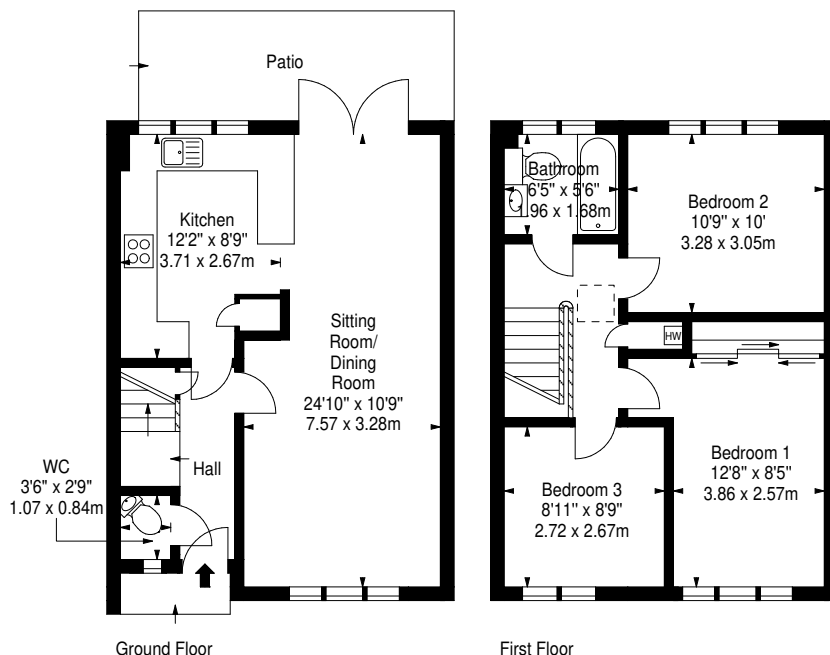


Woodfield Avenue,  
Edinburgh,  
Midlothian, EH13 0QR



SquareFoot

Approx. Gross Internal Area  
856 Sq Ft - 79.52 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.