



46 Woodhall Terrace
Edinburgh, EH14 5BR

A

"46 Woodhall Terrace is an attractive detached bungalow occupying a generous plot on a peaceful residential street"

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING ROOM
- KITCHEN
- DINING ROOM/BEDROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE AND DRIVEWAY
- FRONT & REAR GARDENS









LOCATION

The historic mill village of Juniper Green lies to the south west of the city centre close to Currie and Balerno. The area has the City Bypass on hand, the nearby Curriehill Railway Station together with regular public transport serving the city centre. The area has a range of local retailers providing everyday requirements with many larger supermarkets close by including Sainsbury's at Inglis Green Road. The Gyle shopping centre and Hermiston Gait retail park are also within easy reach providing a further range of shops and services. Excellent leisure and recreational facilities are available locally including Baberton Golf Club which is just a few minutes walk away, tennis courts, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith. The area is well placed for access to the national motorway network, the Queensferry Crossing and Edinburgh International Airport.

It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.

The energy efficiency rating for this property is band D

DESCRIPTION

46 Woodhall Terrace is an attractive detached bungalow occupying a generous plot on a peaceful residential street within the highly regarded area of Juniper Green, approximately five miles southwest of Edinburgh city centre.

With Planning Permission already granted for an impressive extension and internal



reconfiguration, this is a particularly exciting opportunity to create a substantial and contemporary family home in a highly sought-after residential location. The proposed plans include a superb open-plan kitchen, living and dining space, designed to create a generous and sociable hub at the heart of the property. A Building Warrant is currently pending, with the approved plans and further details available upon request.

The accommodation comprises: entrance vestibule and hallway with open-plan staircase leading to the upper landing; bright and spacious, south-facing bay-windowed sitting room overlooking the rear garden and towards the Pentland Hills; Integrated kitchen with a range of wall and base units, gas hob with extractor hood, built-in double oven and microwave, plus integrated dishwasher, washing machine and fridge; accessed from the kitchen is the sizeable conservatory, with direct access to the garden; generous double bedroom 1 with bay window; double bedroom 2; bedroom 3/lounge with patio doors leading directly onto the paved patio; modern bathroom comprising a white three-piece suite with mains shower over the bath; a staircase leads upstairs to a further good-sized double bedroom with rear-facing dormer window enjoying superb views.

Externally, the property benefits from a front garden, driveway providing access to the garage, and an enclosed rear garden, predominantly laid to lawn. Further benefits include gas central heating and double glazing.





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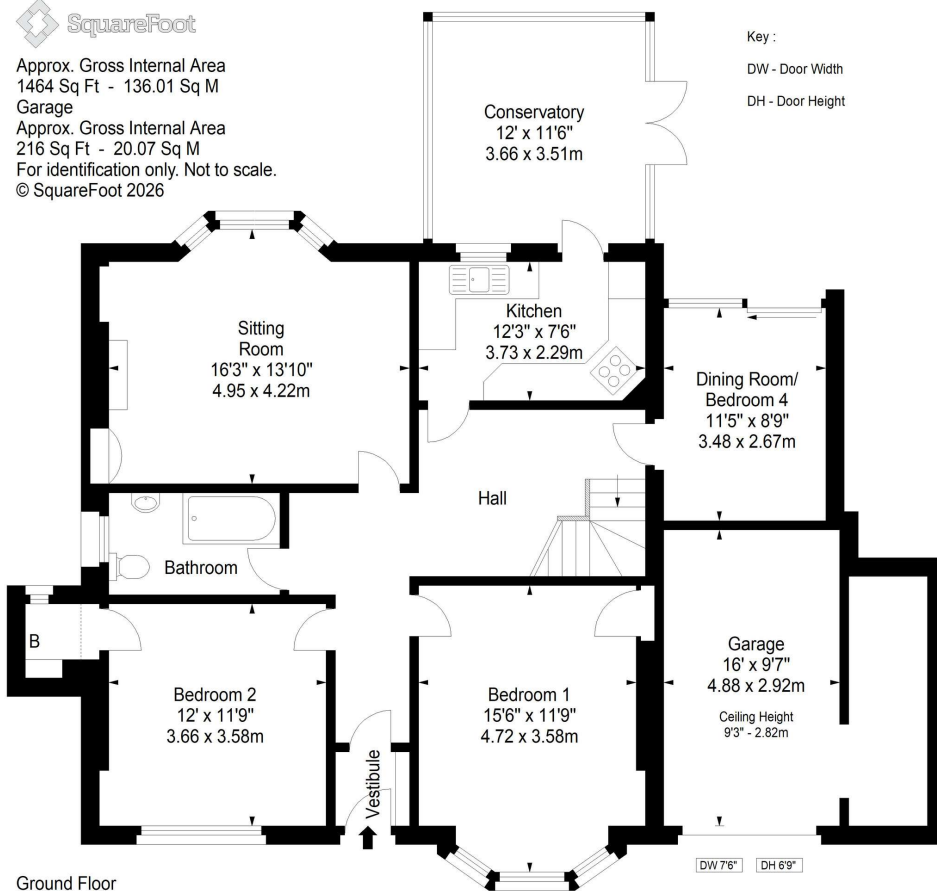
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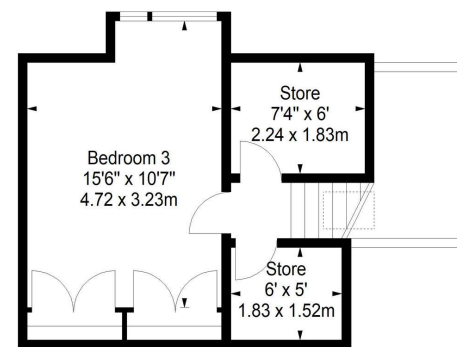


Approx. Gross Internal Area
1464 Sq Ft - 136.01 Sq M
Garage
Approx. Gross Internal Area
216 Sq Ft - 20.07 Sq M
For identification only. Not to scale.
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Key :
DW - Door Width
DH - Door Height



Ground Floor



First Floor



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