

OFFERS OVER £675,000

14 Woodfield Park
Edinburgh, EH13 ORB

drummondmiller
Solicitors & Estate Agents





Spacious Four-Bedroom Detached Home with Large Garden, Garage and Flexible Living Space

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Description

Drummond Miller is delighted to present this spacious four-bedroom detached house, offering well-proportioned accommodation over two floors.

The ground floor opens into a welcoming hallway, leading to a generous living room, separate dining room and large kitchen. A bright sun room provides additional living space, while a wet room adds convenience.

Upstairs, there are four well-sized bedrooms, including a principal bedroom with an en-suite, together with a family bathroom.

The bathroom benefits from a bath and freestanding electric shower. The property further benefits from a large garden with mature planting and a garden shed. A ramp provides access from the garden.

The accommodation is complemented by a large integral garage, providing useful additional space.

With spacious rooms throughout and flexible accommodation, this property offers a comfortable and practical home.







Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

Garden and parking

The property benefits from a large, well-sized garden with mature plants and a garden shed. Ramp access is available via the garden.

There is also a large integral garage measuring approximately 4.95m x 5.29m, providing excellent storage and parking space.

Location

14 Woodfield Park is situated within the established residential area of Colinton, to the south-west of Edinburgh city centre.

The surrounding area offers a good range of local amenities, with shops and everyday services available nearby, while larger supermarkets and retail facilities can be found within easy reach.

The area is well served by public transport, providing access to the city centre and surrounding districts. There are also a number of schools and recreational facilities in the wider area.

For those who enjoy outdoor pursuits, the nearby Pentland Hills and surrounding countryside provide opportunities for walking and cycling. The City Bypass is readily accessible, offering convenient links to Edinburgh Airport, the wider motorway network and destinations across central Scotland.

Council Tax and EPC

Council Tax band G and has a D-rated Energy Performance Certificate.

Home Report

The property has been valued at £700,000 and a link to the Home Report is available from the ESPC website.

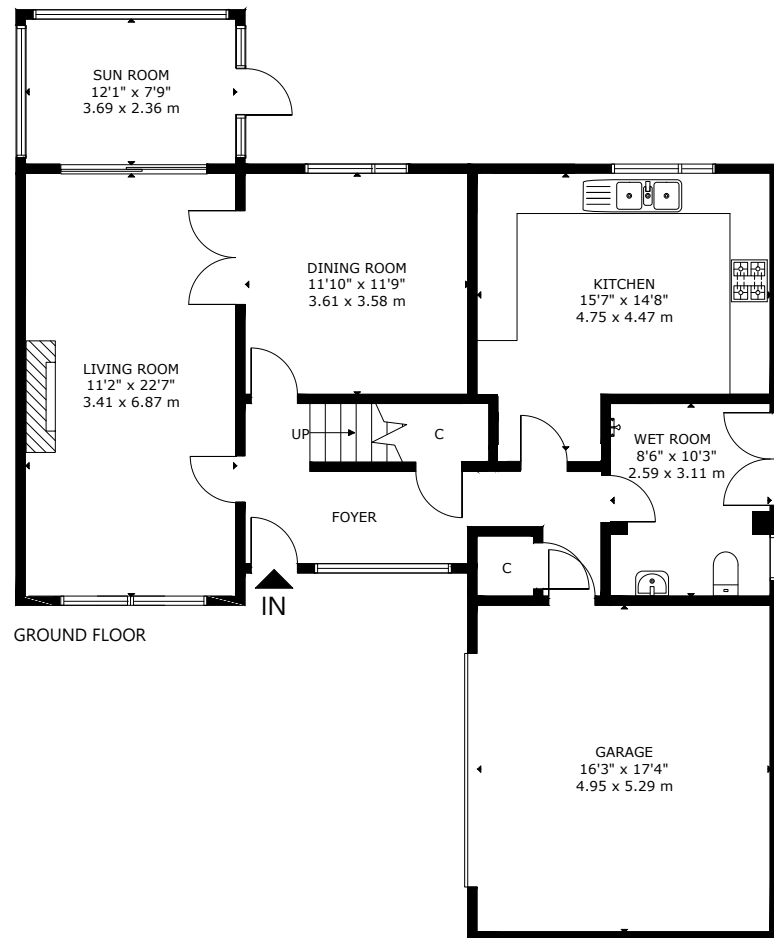
Viewing

By appointment only, telephone 0131 229 3399.

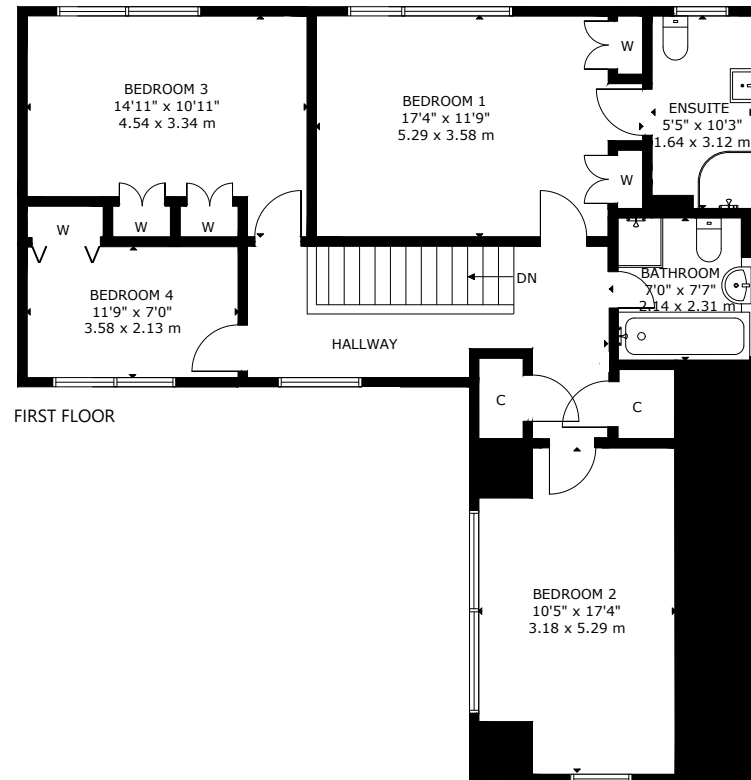
Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





GROUND FLOOR



FIRST FLOOR

14 WOODFIELD PARK, EDINBURGH, EH13 0RB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,690 SQ FT / 157 SQ M
 GARAGE 280 SQ FT / 26 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Call us on **0131 229 3399** or
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