



3 Woodhall Road,
Edinburgh, EH13 0DQ



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Rarely seen to the market is this striking C Listed semi-detached house set on a spacious elevated corner site. Located within the attractive conservation area of Colinton village, the house exudes traditional charm and character throughout. Although requiring renovation the house has fantastic potential to create a striking family home in this highly sought after location.

The accommodation comprises an entrance vestibule with tiled floor and storage cupboard and a door leads to the spacious central hallway. There are two large public rooms located to the front of the house, both with gas fires with tiled surrounds, press cupboards and the main lounge has a bay window and ceiling corning. A rear hallway provides access to an office, butler's pantry with sink and a spacious dining room with gas fire, shelved cupboard and window to rear. The kitchen is fitted with a sink unit with window and door to rear, larder cupboard with window and a cloakroom with WC.

A wooden staircase with carpet runner leads to the upper floor and there is a window to the side. There are four spacious bedrooms on the upper level, all with original features and three benefit from fitted storage. Completing the accommodation is the bathroom with three-piece white suite with window to rear.

Externally, the house enjoys a spacious corner plot with gardens extending to the front, side and rear. The rear garden is mainly laid to lawn and a driveway leads to the single garage.

Early viewing of this charming home is essential to fully appreciate the potential on offer.

Please note this is an executry sale and Confirmation has been applied for. The date of entry will be subject to receipt of Confirmation and with this brings the possibility of some flexibility on conditional offers being considered. Once a preferred offer had been agreed and conditional missives have been concluded the executors would be prepared to permit non-intrusive access to allow the purchaser to proceed with any Applications for grant of Planning Permission or Building Warrant. The terms of such missives will be the subject of negotiation between the respective parties' solicitors. For the avoidance of doubt, any conditions over the grant of Planning Permission or of Building Warrant will not be acceptable conditions which would permit withdrawal from the concluded bargain.

Area Description

The village of Colinton lies approximately 5 miles south west of the city centre of Edinburgh. Running through the village is the Water of Leith Walkway leading to the centre of town. Many local services and shops are available in Colinton Village including a pharmacy, post office and restaurants and there is good supermarket shopping and other facilities available within a short drive. 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. The area is well served with excellent facilities including the Pentland Hills Regional Park, Spylaw Park Campbell Park and Water of Leith Path/Colinton Dell.



Ground floor



First floor



Accommodation

Lounge:	6.17m x 4.22m	(20'3" x 13'10")	Study:	3.1m x 2.18m	(10'2" x 7'2")
Living Room:	4.34m x 4.3m	(14'3" x 14'1")	Bedroom 1:	4.34m x 4.65m	(14'3" x 15'3")
Dining Room:	4.22m x 4.22m	(13'10" x 13'10")	Bedroom 2:	4.34m x 5m	(14'3" x 16'5")
Kitchen:	2.72m x 2.44m	(8'11" x 8")	Bedroom 3:	4.22m x 4.24m	(13'10" x 13'11")
Utility Room:	2.2m x 2m	(7'3" x 6'7")	Bedroom 4:	3.3m x 2.64m	(10'10" x 8'8")
			Bathroom:	3.3m x 1.47m	(10'10" x 4'10")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract.

Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

