

# Peterkin & Kidd

Solicitors and Estate Agents

## 5

WOODHALL AVENUE  
EDINBURGH, EH14 5BU



**FIXED PRICE £240,000**

# 5

## WOODHALL AVENUE EDINBURGH, EH14 5BU

This well-presented, lower villa main door flat offers spacious and flexible accommodation with the benefit of a driveway to the front

The property is accessed via a uPVC door with glazed panel which leads to the vestibule with cupboard housing the fuse box and meter.

A timber and glazed door leads to the hall with the main apartments leading off.

The living room is to the front with views over the garden. It has ample space for freestanding furniture, a timber fireplace with electric fire and pebble detail and twin glazed display units with cupboard below.

A door leads into the galley kitchen which is fitted with a range of wall and base units with stainless steel sink and drainer, complementary worktops and tiling to splashback. Space for gas cooker, fridge/freezer and plumbed for automatic washing machine. Cupboard housing boiler. A door leads out to the drying green.

There are 3 double bedrooms.

The main bedroom is to the rear with windows offering twin aspects, ample space for freestanding furniture and a shelved cupboard.

Bedroom 2 has a window to the front and space for freestanding furniture.

Bedroom 3 is to the rear and has space for freestanding furniture.

The fully tiled bathroom completes the accommodation and is fitted with a 3 piece suite comprising WC, a wash hand basin with vanity unit and a bath with Mira Sprint shower, curtain and rail. Window to rear.

### ACCOMMODATION

Entrance vestibule, hall  
Living room  
Fitted kitchen  
3 double bedrooms  
Bathroom

Gas central heating, double glazing

### EXTRAS

All fitted floor coverings, curtains, blinds, light fittings, electric fire and surround and the garden shed are included in the sale.

### GARDEN

The garden to the front is laid to lawn and bounded by a hedge. To the rear, there is a communal drying green and at the top of the garden, a shed which is included in the sale.

### DRIVEWAY

There is a driveway providing off-street parking for 1 car. On-street parking is also available.





## SITUATION

Juniper Green, c 5 miles from the city centre, is a sought after location with a primary school, secondary schooling in Currie, together with a choice of local shops. A more extensive range is available at the Gyle Shopping Centre and Hermiston Gait. Leisure pursuits in the area include walks along the Water of Leith, Hillend Ski Centre, Balerno Tennis Club and horse riding in the Pentland Hills. For golf enthusiasts there are a number of courses on offer.

For the commuter, there are regular bus services to the city centre and nearby Curriehill Station offers direct services to Edinburgh and Glasgow. The property is also well-positioned for Edinburgh Business Park and accessible for the Airport, Forth Road Bridge, City Bypass and the M8 to Glasgow.

## VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

WHAT3WORDS  
mole.shadow.land

## OTHER

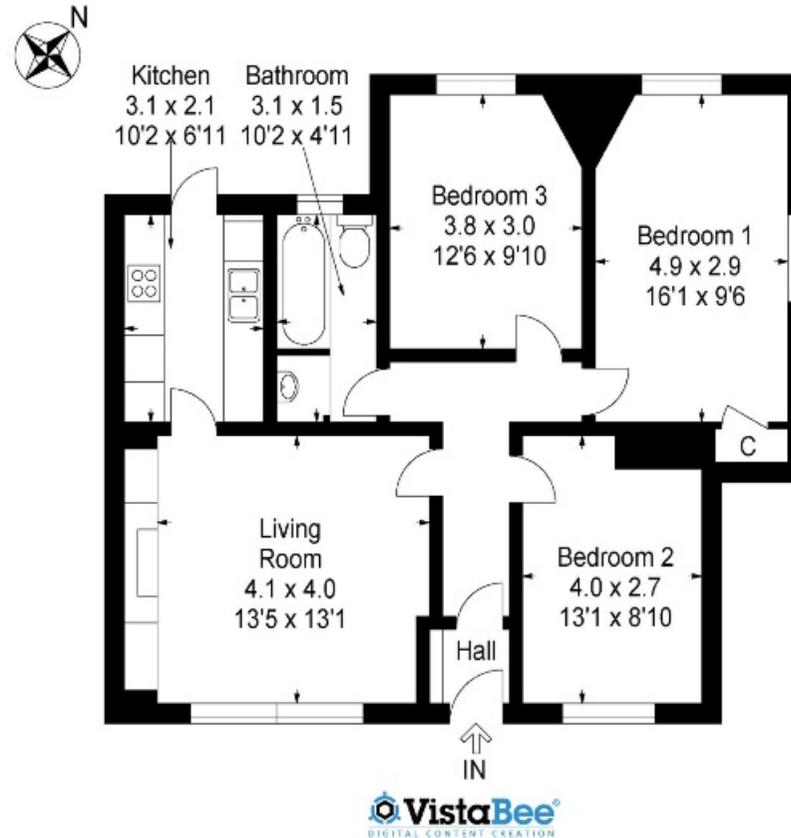
COUNCIL TAX BAND: D

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



## WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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*We can open doors for you*

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