



41 Woodfield Avenue
Edinburgh, EH13 0QP

Hallway
Dual Aspect Living/Dining Room
Fitted Kitchen
3 Double Bedrooms
1 Single Bedroom
Family Bathroom
Loft Access
Double Glazing & Gas Central Heating
Private Front & Rear Gardens
Driveway & Single Garage
EPC: D
Council Tax Band: F

Set in a quiet street in the highly desirable Colinton area of Edinburgh, this immaculately presented detached 4-bedroom house is a wonderful, spacious and bright family home offering flexible accommodation over two floors, with private front and rear gardens, driveway and single garage. The property is in move-in condition, and is near to many excellent local leisure and retail amenities, leafy outdoor spaces and some of Edinburgh's most well-renowned private and state primary and secondary schooling.

The property comprises; Welcoming hallway leading into a spacious dual-aspect living/dining room, naturally lit by large casement windows. Fitted kitchen with modern wood floors and useful hatch opening to the dining area, under-stair storage cupboard, sliding door providing access to rear garden, ample base and wall-mounted units with wood-effect worktops, and integrated appliances including electric oven and microwave, fridge, freezer, dishwasher and gas hobs. A carpeted staircase with bannister leads up to the landing, hosting a boiler and storage cupboard, and access to the loft for further storage. Three bright, generously proportioned double bedrooms with built in wardrobes with shelf and rail. Further single bedroom that could be also be used as a home office with deep storage cupboard. Contemporary three-piece bathroom suite with sliding door and electric shower over bath. The property benefits from double glazing and gas central heating throughout.

Outside, the property comprises; well-maintained front and rear private gardens with two garden sheds. The rear garden is west facing and gets plenty of sun, while the patio to the side of the property makes a great area for seated furniture. There is also a private driveway with parking for two cars. The single garage has power along with front and rear access.

Colinton, lying less than 4 miles south west of Edinburgh's city centre, is a sought after residential area offering the benefits of village lifestyle but in a close proximity to the attractions and amenities of the capital. There are a wide variety of local amenities including takeaways, restaurants and pubs, and there are a range of supermarkets nearby including Tesco's and Morrisons. Neighbouring Morningside, and Bruntsfield offer an array of leisure and retail amenities. Nearby Campbell Park, Spylaw Park and the Water of Leith Walkway offer lovely peaceful walks and recreational opportunities as does Kingsknowe Golf Club and the Pentland Hills.

The property lies within the school catchment area for Bonaly Primary School and Firrhill High School. George Watson's College on Colinton Road is 15 minutes away. It is also near Heriot-Watt University. Regular buses take you into Edinburgh in 30 minutes, and its proximity to the city bypass and the motorway networks make commuting easy. Edinburgh Airport is just a 15 minute drive away.











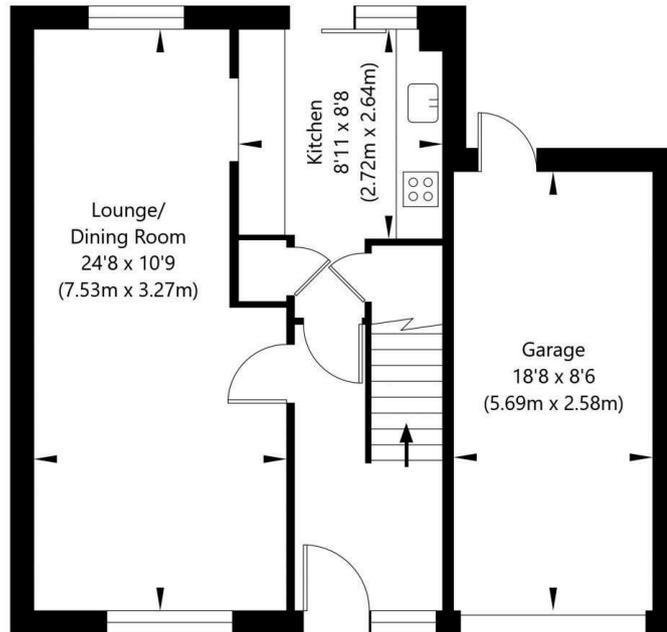
Approx. Internal Area 95.73 Sq M / 1031 Sq Ft.

Not to scale. For identification only.

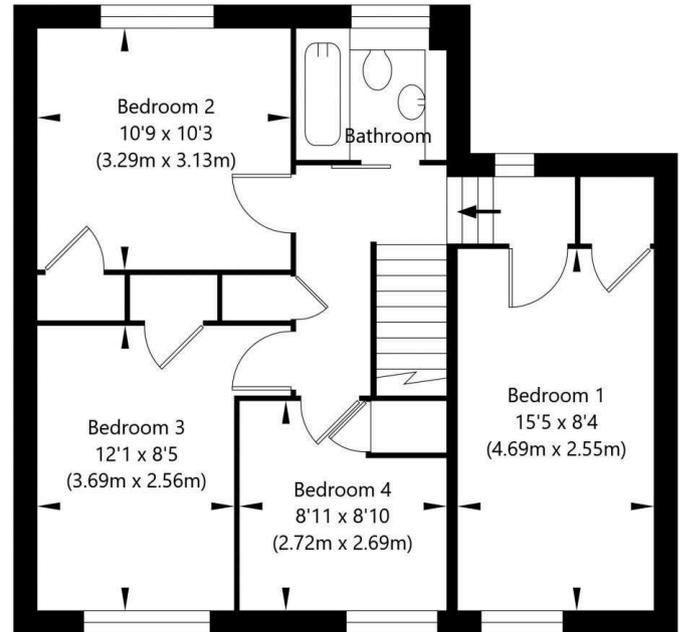
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Ground Floor



First Floor



Whilst these particulars are believed to be correct their accuracy is not guaranteed

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