

111 Woodfield Avenue

EDINBURGH, EH13 0QR



Generous three-bedroom semi-detached home to the market ideally positioned in a sought-after residential cul-de-sac close to the Water of Leith



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McEwan Fraser is delighted to present this generous three-bedroom semi-detached home to the market. The property is ideally positioned in a sought-after residential cul-de-sac close to the Water of Leith. Internally, this home is in very good condition and alongside the three bedrooms the property enjoys a large living room, a dining kitchen, a large conservatory, and a modern family bathroom. Further benefits include gas central heating, double glazing, off-street parking, and a garage.

THE LIVING ROOM

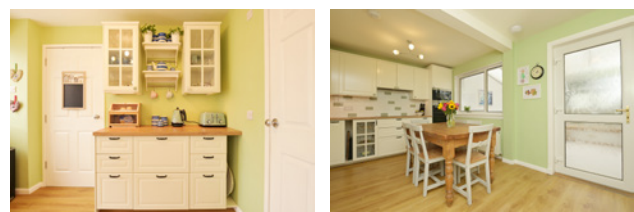


The accommodation is focused on the generous living room which is naturally bright and enjoys contemporary décor. The proportions on offer will give plenty of space for a new owner to create their ideal entertaining space.

THE KITCHEN/DINER



The generous dining kitchen runs the width of the property and includes a full range of contemporary base and wall-mounted units that offer ample prep and storage space. There are a mixture of integrated and free-standing appliances including an induction hob, a microwave, and an electric oven. A door from the kitchen leads through into the large conservatory which overlooks the rear garden.



THE CONSERVATORY





Climbing the stairs, the first-floor landing gives access to all three bedrooms, the family bathroom, and a large loft space for additional storage. Bedroom one is bright and spacious with a large integrated wardrobe. There is plenty of space for a larger bed and a range of supporting furniture. Bedroom two is a further generous double with an integrated wardrobe. Bedroom three is a large single bedroom with an integrated cupboard. The bathroom enjoys natural light, contemporary tiling, and a three-piece white suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



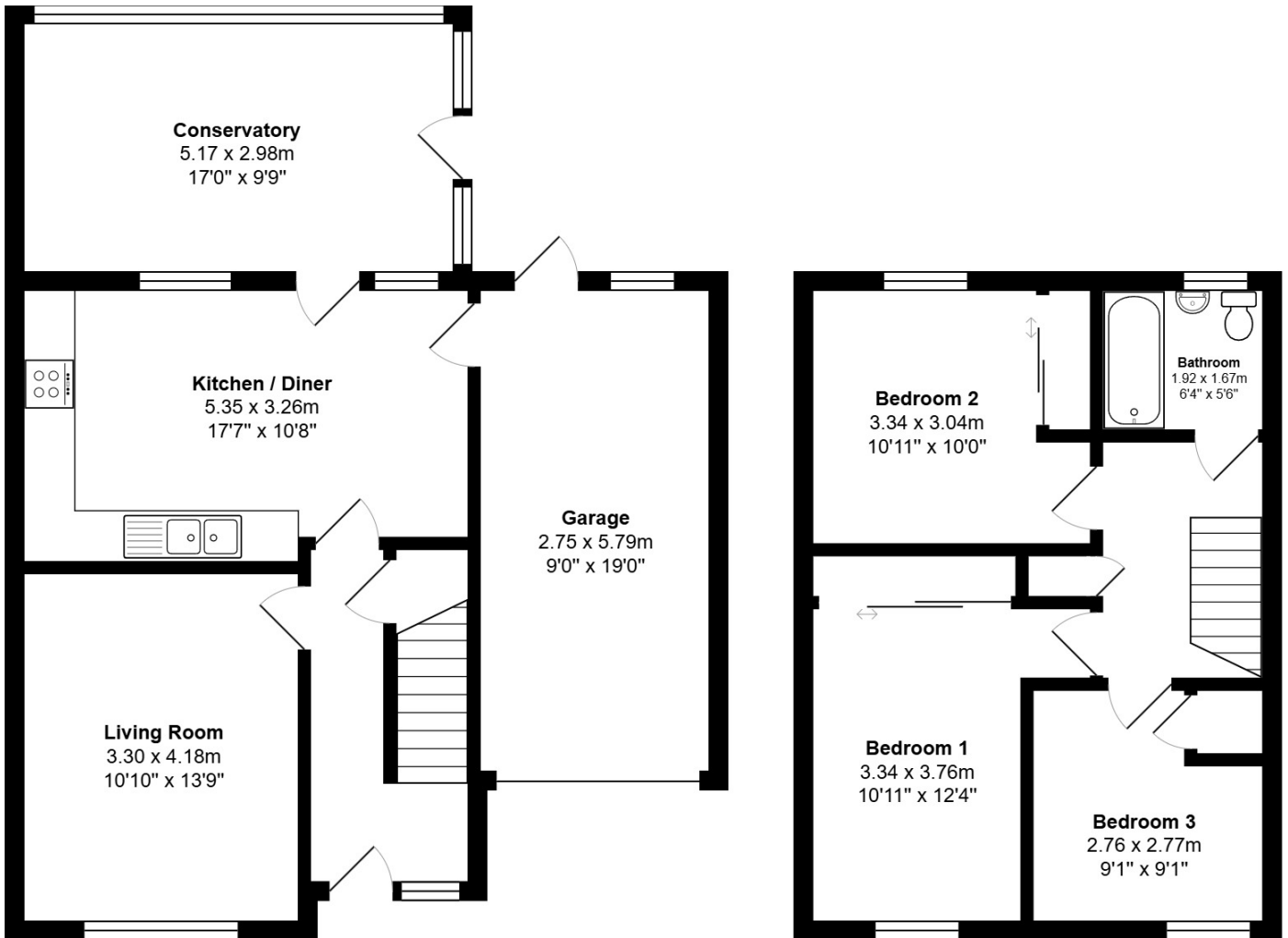
Externally, the property sits back from the road with a mature front garden and driveway leading to the garage at the side of the house. The mature rear garden is fully enclosed and largely laid to lawn.

This is an outstanding family home in a great position and early viewing is highly recommended.

EXTERNALS

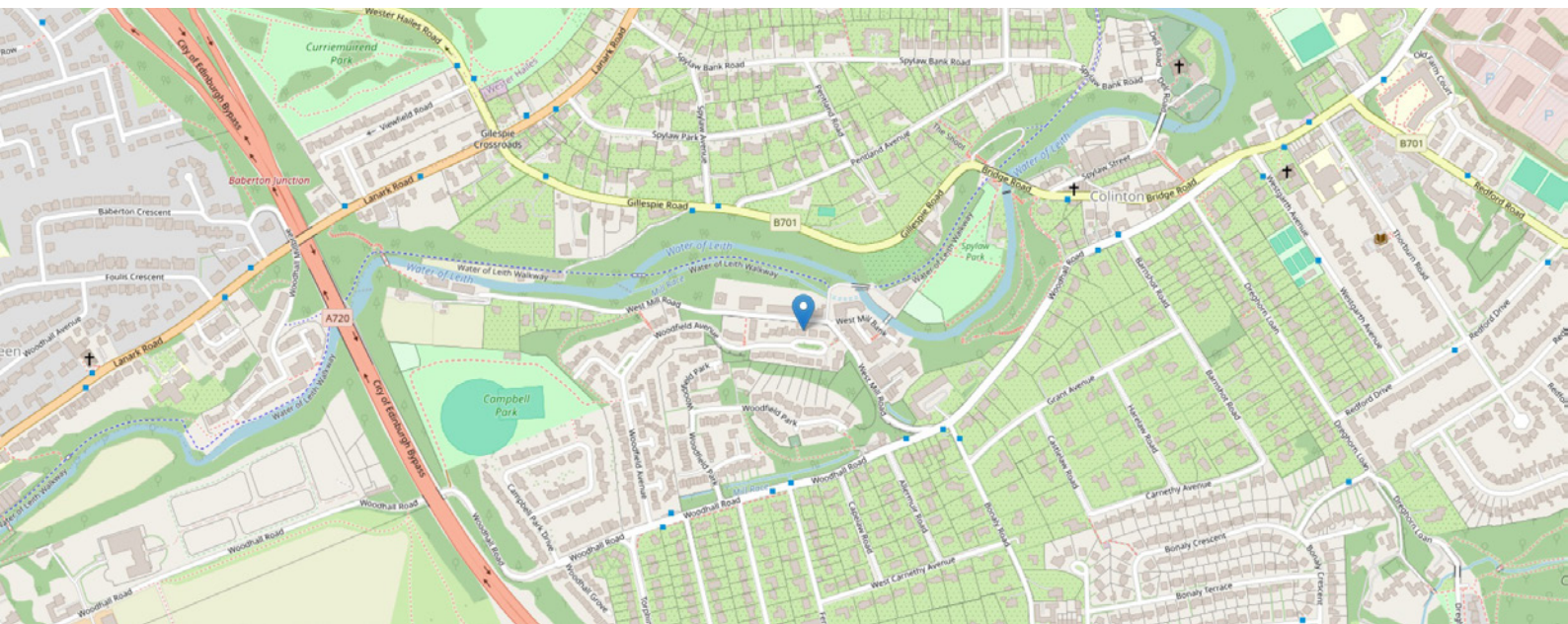


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 93m² | EPC Rating: C



THE LOCATION

Woodfield Avenue is situated just off Woodhall Road in Colinton, one of Edinburgh's most sought-after residential areas, which is situated to the southwest of the city at the foot of the Pentland Hills. Colinton is a thriving community with a broad range of local amenities and activities including a good selection of everyday shops, a Co-op, a health centre, a pharmacy, a Post Office, restaurants, two pubs, hairdresser, dentist and churches with further facilities nearby, including Tesco and Morrisons Supermarkets. Colinton has an excellent library which is well-used by the local residents.





The Water of Leith, Spylaw Park, Bonaly and the Pentland Hills are all easily accessible and offer many pleasant recreational pursuits for walkers and cyclists. The Water of Leith meets the Union Canal and offers a stunning commute for a cyclist. The wider area offers easy access to several golf courses, a tennis club, Craiglockhart Leisure Centre, as well as the Hillend ski slope. Edinburgh's city by-pass is situated close by and provides links to the main motorway network, Edinburgh Airport and East Lothian. A regular public transport service operates to and from the city centre and to surrounding areas.

There are excellent local public and private schools within the area at the Primary and Secondary levels, including the highly regarded Bonaly Primary School within the catchment area.



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