

**22 Woodfield Park
Edinburgh EH13 0RB**

Offers Over £425,000

- Large bright living room
- Kitchen/diner fitted with a range of floor and wall mounted units, electric hob and oven
- Three bedrooms with master featuring en-suite
- Office/fourth bedroom
- Family bathroom fitted with three-piece suite and mains shower over the bath
- W.C
- Gas central heating and double glazing
- Private back garden
- Off-street parking and single garage

Council Tax Band: F

Tenure: Freehold

Annual Service Charge:£50

Shared Ownership: No



1



4



1



EPC D



Semi-Detached

Blair Cadell is delighted to present this outstanding end-terraced house in the highly desirable area of Colinton. Boasting four bedrooms, a spacious private garden, and modern amenities, this property is the ideal family home. Early viewing is highly recommended.

The accommodation offers a bright and inviting living room, bathed in natural light, creating a perfect space for relaxing or entertaining. The kitchen/diner is well-equipped with a range of wall and floor-mounted units, an electric hob and oven, making it a practical and stylish hub of the home. The property features three generously sized bedrooms, including a master bedroom with an en-suite that includes a two-piece suite and a walk-in mains shower. An additional office provides excellent flexibility, easily serving as a fourth bedroom if needed. The family bathroom is fitted with a three-piece suite and a mains shower over the bath, while a separate utility room offers added storage. Completing the interior is a convenient W.C. Outside, the property truly shines with a large private back garden, laid to lawn, offering an excellent space for children, pets, or outdoor gatherings. Additional benefits include off-street parking on the driveway and an integrated single garage. The home is fitted with gas central heating and double glazing throughout for year-round comfort. Woodfield Park residents committee fee of £50 PA for maintenance of Woodlands alongside Woodhall Rd and walls around it and at top of street.

Located less than four miles southwest of Edinburgh's city centre, Colinton combines the charm of village life with close proximity to urban conveniences. The area features an array of independent shops, a Co-op, pharmacy, GP practice, post office, restaurants, and pubs, alongside major supermarkets nearby. Morningside and Bruntsfield are within easy reach, offering additional shops, a cinema, theatres, and an array of dining options. Nature lovers will appreciate the beautiful country park walks and access to the Pentland Hills. The property is situated near excellent schools, including Bonaly Primary School, Firrhill High School, and Merchiston Castle School, with other renowned independent schools a short drive away. Outstanding public transport links, along with easy access to the City Bypass and motorway networks, make commuting simple.

Viewing by appointment 0131 337 1800

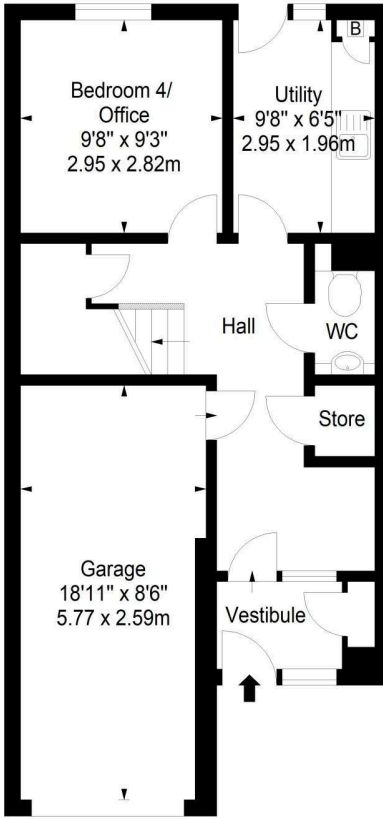
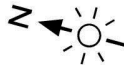




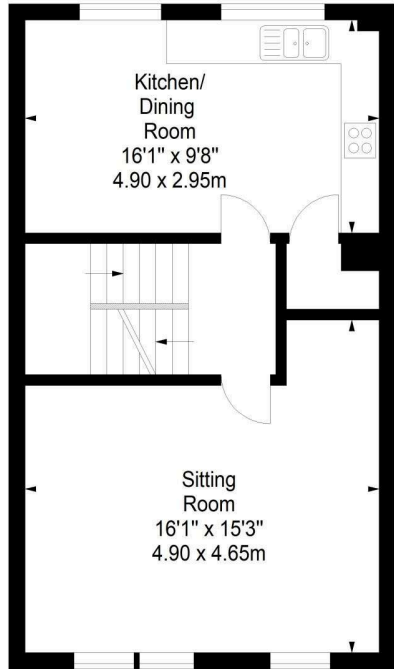
**Woodfield Park,
Edinburgh,
Midlothian, EH13 0RB**



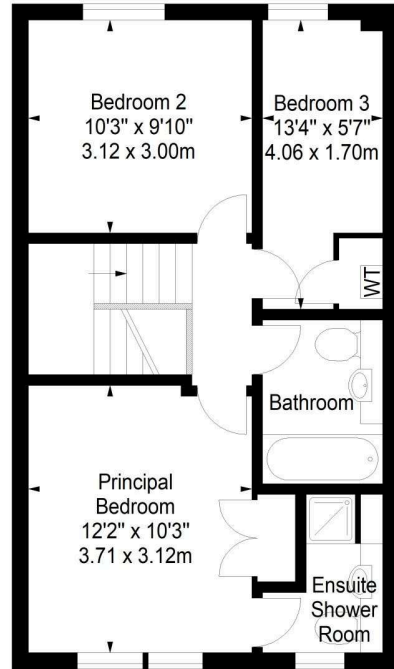
Approx. Gross Internal Area
1473 Sq Ft - 136.84 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor



Second Floor



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