

**25 Woodfield Avenue  
Edinburgh EH13 0HX**

**Offers Over £310,000**

- Hallway with two large storage cupboard
- Large living/dining room with access through to conservatory
- Galley kitchen with a range of floor and wall mounted units, gas hob and electric oven and white goods included in sale
- Two double bedrooms both with built in wardrobes
- Family bathroom with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Private gardens to front and rear
- Off-street parking and single garage





## Semi-Detached Bungalow

Blair Cadell are delighted to bring to market this immaculate two bed semi-detached bungalow in the heart of Colinton. The property is in turn-key condition and would be ideal for young couple or those looking to downsize and must be viewed.

The accomodation comprises of a large hallway with two useful storage cupboard and offers access to the attic space. There is a large living/dining room with sliding doors through to the conservatory making it the perfect spot for hosting friends and family. A galley kitchen with a range of floor and wall mounted units, gas cooker and white goods which are included in the sale. There are two generous double bedrooms both with built in wardrobes offering plenty of useful storage space. A well finished bathroom with a three-piece suite and mains shower over the bath. There is gas central heating and double glazing throughout for maximum efficiency. Well kept gardens to both the front and rear with the back garden being laid to lawn with a useful patio area perfect for hosting barbeques in the summer and a useful garden shed. A single garage offering plenty of useful storage space and off-street parking via a driveway.\*No warranties given for systems or appliances\*

Colinton lies less than 4 miles south west of the city centre and offers an enticing combination of village life and nearby city attractions. There are a wide variety of independent retailers and specialty shops along with a range of amenities, including Co-op, pharmacy, GP Practice, post office, restaurants, pubs and major supermarkets nearby. Morningside and Bruntsfield are both within easy reach and offer a further variety of shops, a cinema, theatres and a selection of eateries for evening entertainment. The area enjoys country park walks and the Pentland hills on the door step. There is a choice of great schools, including Bonaly Primary School, Firrhill High School and Merchiston Castle School with other independent schools a short drive away. The area is very well served by regular public transport links and its proximity to the City Bypass and the Motorway networks making for easy commutes.

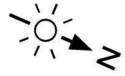
**Viewing by appointment on 0131 337 1800**



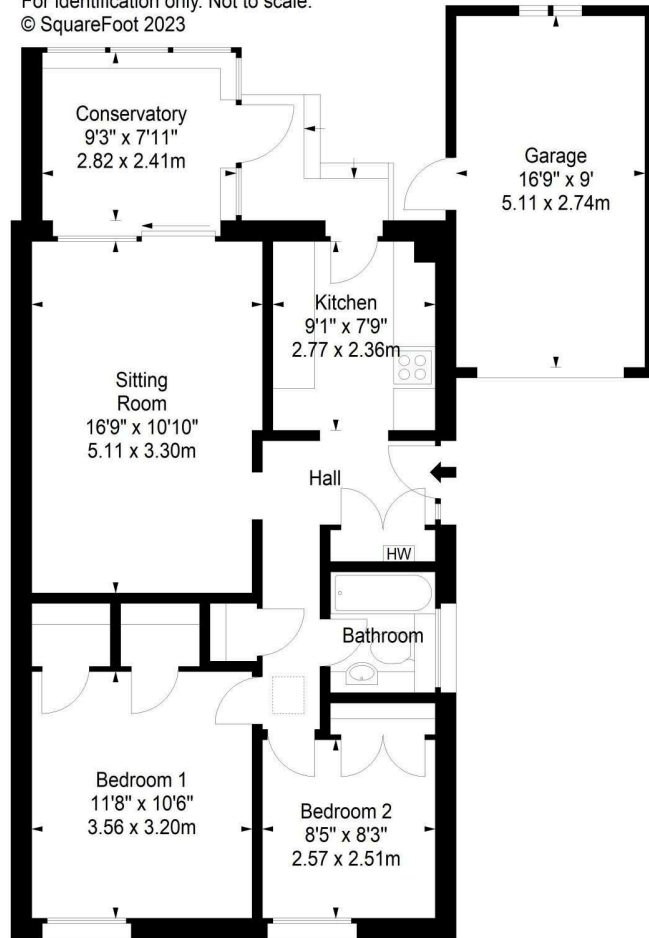




Woodfield Avenue,  
Edinburgh,  
Midlothian, EH13 0HX



Approx. Gross Internal Area  
861 Sq Ft - 79.99 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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Ground Floor



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