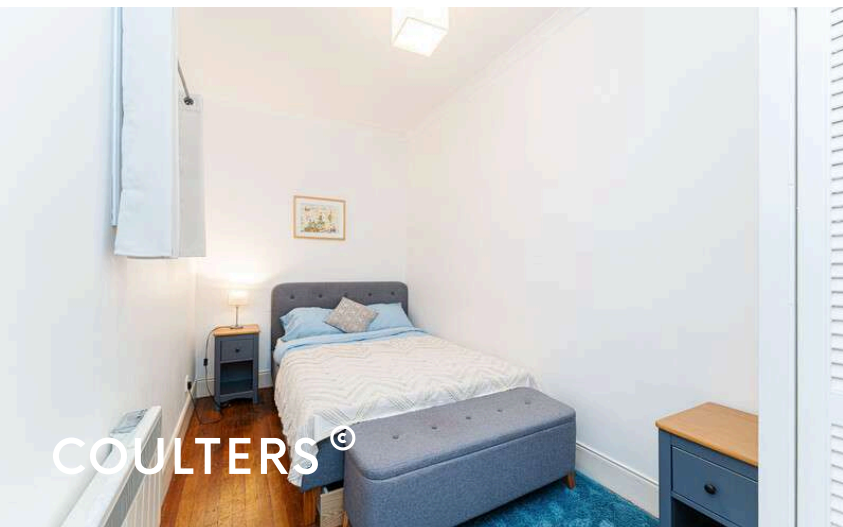


COULTERS[®]

180/9 WOODHALL ROAD, COLINTON

COLINTON, EDINBURGH, EH13 0PJ

 2 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Nestled on the banks of the picturesque Water of Leith at the foot of the Pentland Hills, this substantial top floor flat forms part of a peaceful development that is enveloped by woodland and green fields. Once a teaching college, the building has since been converted to flats and is positioned off Woodhall Road, a quiet country lane just minutes from Colinton and Juniper Green. Offering idyllic country living just five miles from the city centre, residents are afforded a relaxed, laid-back lifestyle with easy access to outdoor pursuits yet close to the hustle and bustle of the capital.

Inside, the accommodation extends to an impressive 185sqm and has wonderful open views of the surrounding countryside. With a predominantly south facing aspect, the rooms are bright and airy and have particularly high ceilings. The home consists of: a spacious entrance hall with storage cupboards, generous split level living room with electric fire, large fitted kitchen with open plan dining and sitting room, two well-proportioned double bedrooms, two versatile boxrooms, bathroom and modern shower room. Additional storage is available with the extensive loft space.

KEY FEATURES

-  Extremely spacious top floor flat
-  Two large doubles plus two sizeable boxrooms
-  Substantial communal grounds
-  Garage and residents parking
-  Water of Leith & Pentland Hills on the doorstep
-  Colinton & Juniper Green shops close by



The property is served by electric heating and is double glazed throughout.

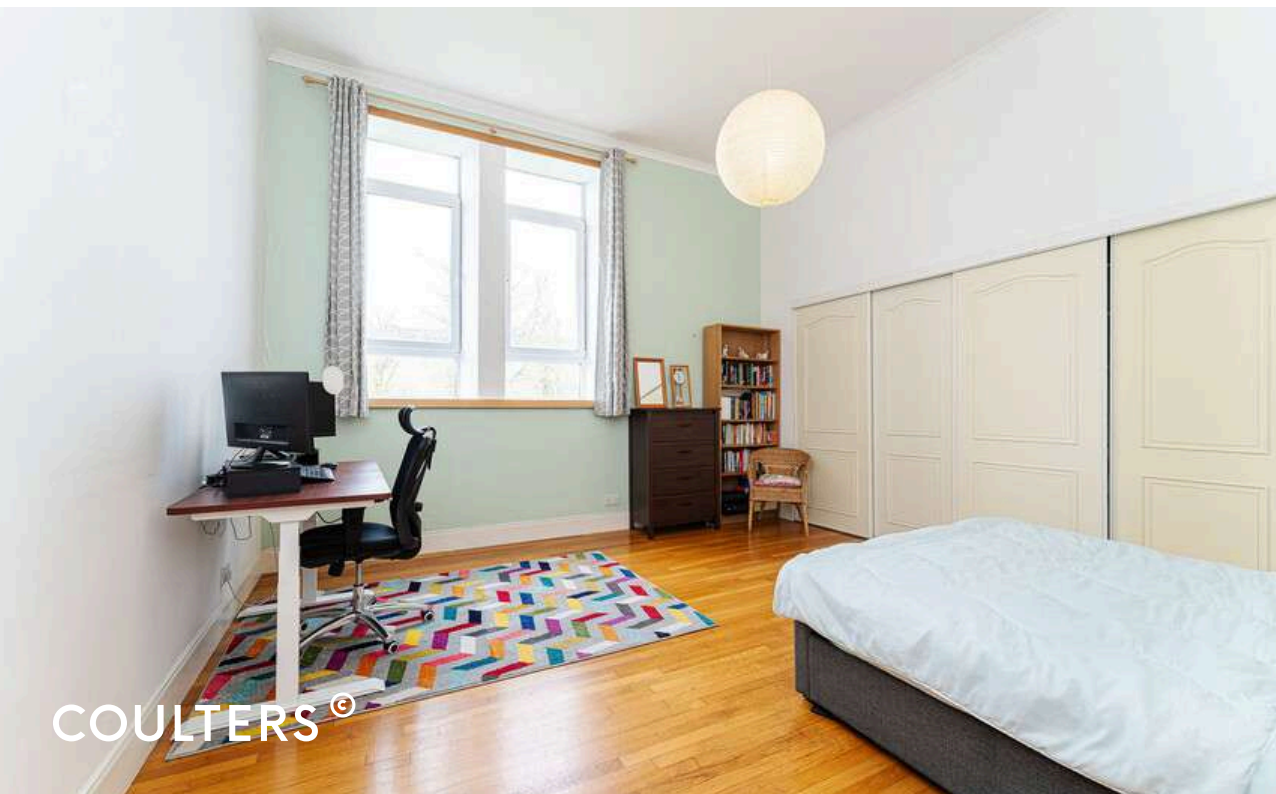
There are beautiful, mature communal gardens that surround the development and there is also direct access to the Water of Leith via a public footpath. The property comes with a private garage that is larger than average due to its corner position. Residents are able to park within the courtyard. There is a residents' association that manages the development and further information on how this operates can be found within the Home Report.





THE LOCAL AREA

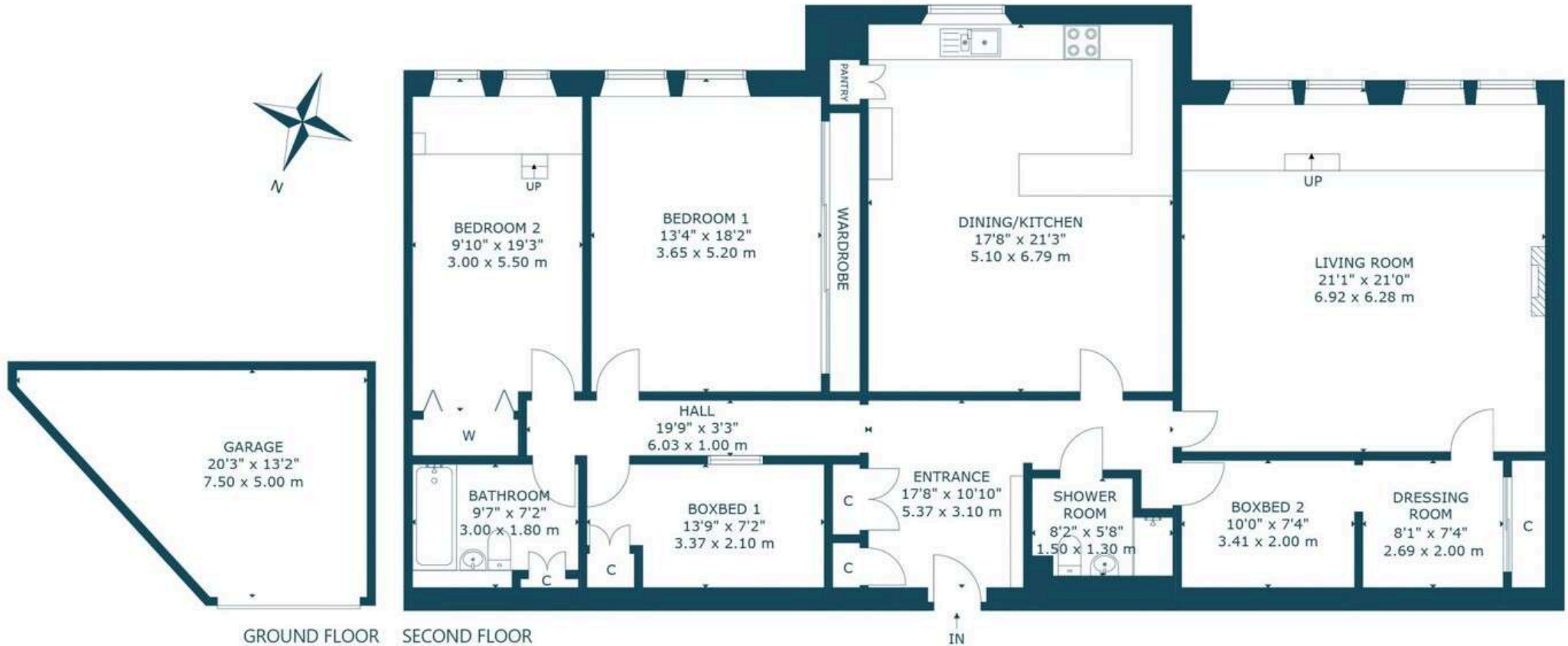
A prestigious location, Colinton lies approximately four miles south-west of Edinburgh City Centre with the designated and vibrant conservation area of Colinton Village at its heart. It is the perfect base from which to enjoy outdoor pursuits including walking and cycling along the Water of Leith, hiking and horse riding in the Pentland Hills or dry-slope skiing at the Midlothian Snowsports Centre. Golf courses such as Kingsknowe and Swanston are minutes away as is Colinton Lawn Tennis Club. There are a good selection of popular restaurants and bars with further variety in Morningside and Bruntsfield. For everyday shopping Colinton Village has a Co-op, pharmacy, health centre and post office, whilst a Tesco Superstore on Colinton Mains Drive caters for the weekly shop. It is a perfect location for both Heriot Watt and Napier Universities, as well as Edinburgh Park. Schooling includes Bonaly Primary School and Firrhill High School with private options such as Merchiston Castle School and George Watson's College nearby. Regular bus services take you to the City Centre and surrounding areas, and there is quick access to the City Bypass, motorway network, and Edinburgh International Airport.



EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale. Other items may be available by separate negotiation.





180/9 WOODHALL ROAD, COLINTON, EDINBURGH, EH13 0PJ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1997 SQ FT / 185 SQ M
 GARAGE 198 SQ FT / 18 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.