



RALPH SAYER
SOLICITORS & ESTATE AGENTS

25 Woodville Terrace

Leith, Edinburgh, EH6 8BZ

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Forming part of a handsome traditional terrace in Leith, within the Lochend Colonies conservation area, this three-bedroom main-door upper villa offers beautifully presented accommodation with modern fixtures and fittings, neutral décor throughout, and lovely characterful features. Furthermore, it boasts wonderful open views encompassing Calton Hill and its many iconic monuments and buildings. The villa benefits from enviable close proximity to a wealth of amenities, such as a selection of shops and everyday essential services, primary and secondary schools (both catchment schools are within easy walking distance), transport links across the city, and open spaces including Leith Links.

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Property Summary

- Main-door double-upper villa in Leith
- Wonderful views of Calton Hill
- Part of a handsome traditional terrace
- Entrance vestibule and hall with WC
- Elegant living/dining room with west-facing bay window and log-burner
- Airy, attractively appointed breakfasting kitchen
- Principal bedroom with walk-in and built-in wardrobes
- Two versatile further bedrooms
- Contemporary bathroom with rainfall shower-over-bath
- Mature private garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - D







Elegant living/dining room
with log-burner and an
airy, attractively appointed
breakfasting kitchen







Principal bedroom, two versatile further bedrooms and a contemporary bathroom with rainfall shower-over-bath





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dream property!



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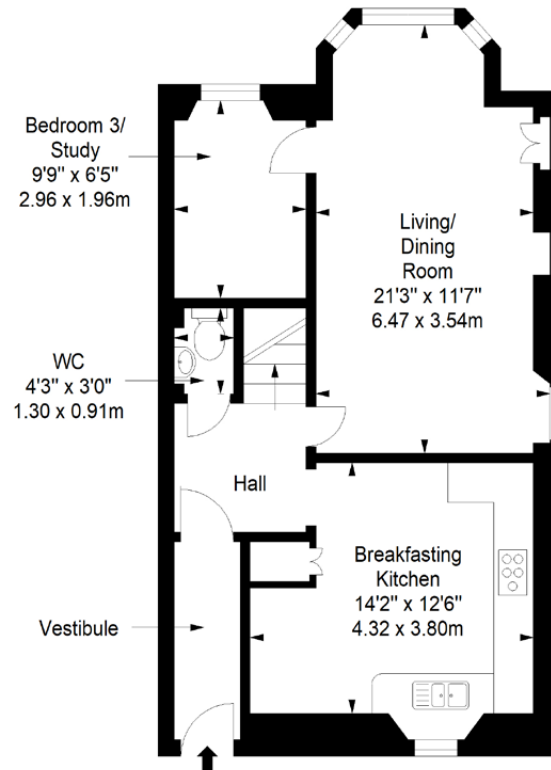
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

CHARTERED FIRM

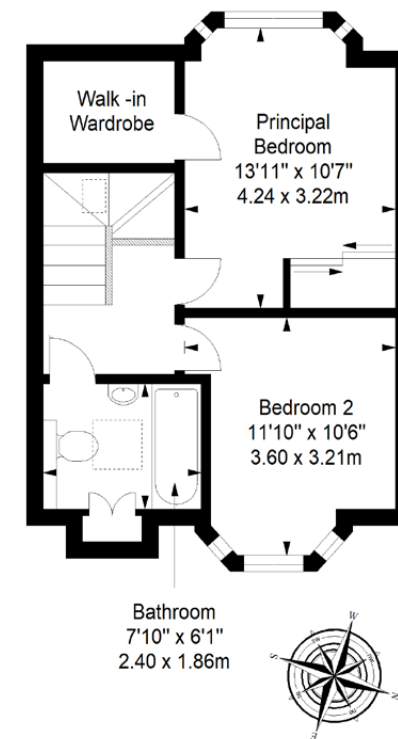
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor
Approx. 56.1 sq. metres (603.9 sq. feet)



Second Floor
Approx. 38.9 sq. metres (418.7 sq. feet)



Total area: approx. 95.0 sq. metres (1022.6 sq. feet)