

22 Woodbine Terrace

EDINBURGH, EH6 8DA



Stunning two bedroom double upper Colony flat in immaculate internal order and boasts a wealth of period features



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McEwan Fraser is delighted to present this stunning two bedroom double upper Colony flat to the market. The property is presented to the market in immaculate internal order and boasts a wealth of period features. The property comes complete with gas central heating, double glazing, and boasts a well maintained private front garden in keeping with the style of Colony flats generally.

THE LIVING ROOM



Internal accommodation is focused on the generous living room which boasts a high ceiling, exposed floorboards, original coving and a working stove which creates a natural focal point. The space on offer gives plenty of flexibility for a variety of different furniture configurations. This will give the new owner plenty of flexibility to create their ideal entertaining space.

THE DINING ROOM



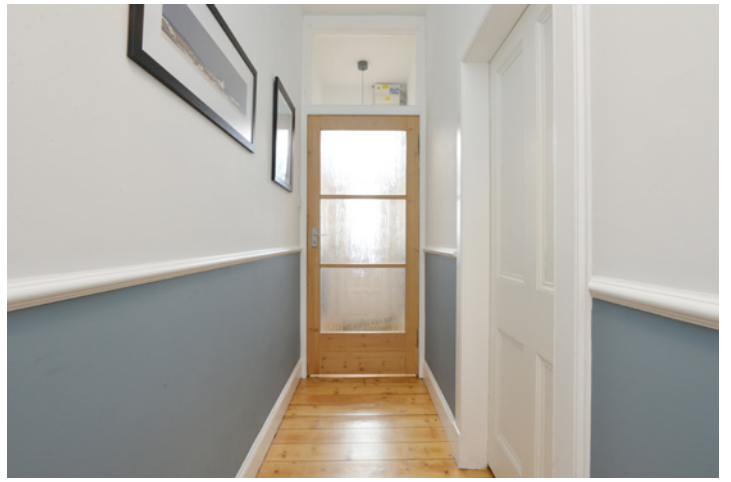
Moving along the hallway, you find a generous dining room finished with oak flooring and offering plenty of space for a full-sized dining table and a range of additional free-standing furniture.

THE KITCHEN



The kitchen is accessed from the dining room and comprises a good range of base and wall mounted units with contrasting work surfaces. Gas hob and oven are integrated and space is provided for free-standing appliances.





Climbing the stairs, there are two double bedrooms and a stylish bathroom. The main bedroom is a spacious double with a bay window, exposed flooring, feature fireplace, and ample floor space for a full range of bedroom furniture. Bedroom two is also a double and boasts ample natural light and contemporary decor. The bathroom has recently been refitted to an exacting standard. Partially tiled, the bathroom includes a three-piece white suite with a shower over a bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

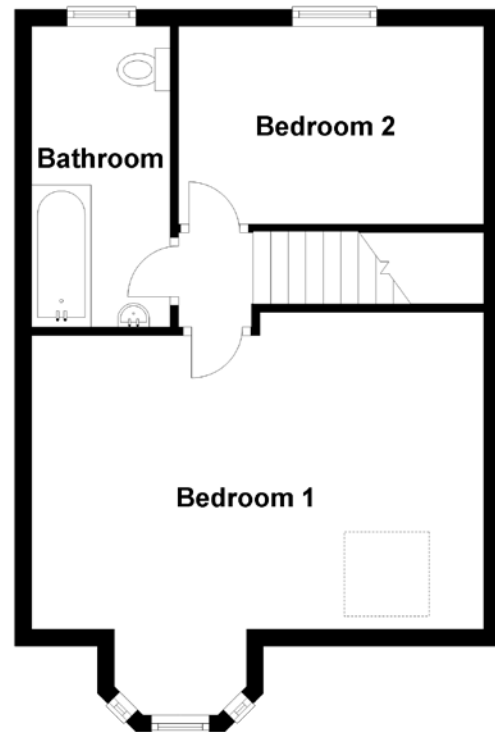
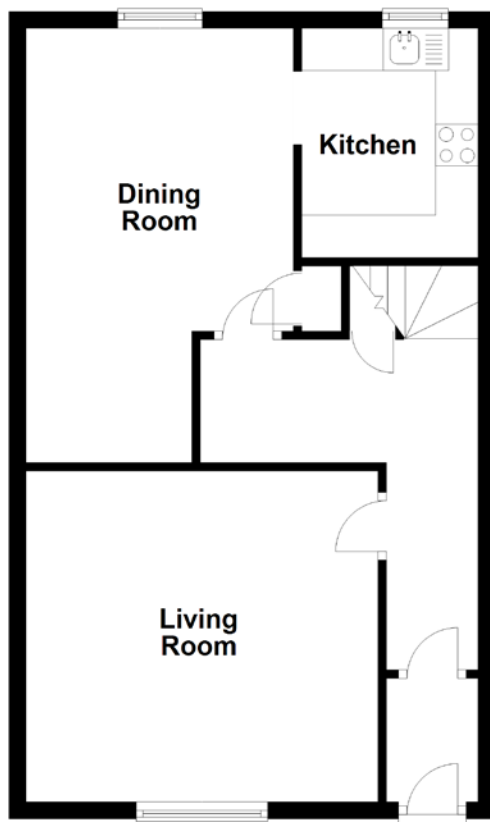


Externally, the property is accessed via the front garden and steps, which are shared with the neighbouring property, the front door opens into an entrance vestibule and hallway.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

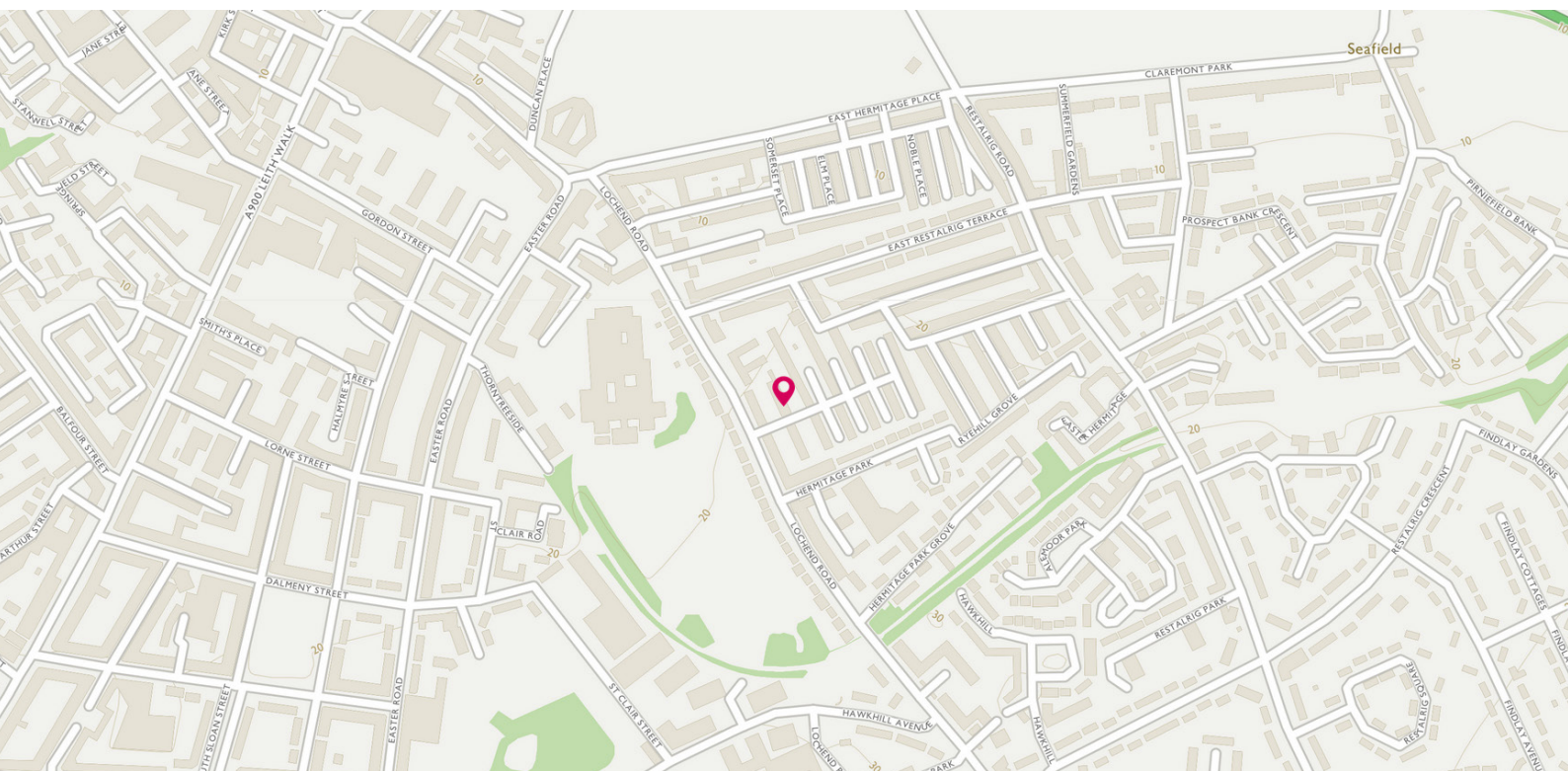


Approximate Dimensions
(Taken from the widest point)

Living Room	4.16m (13'8") x 3.91m (12'10")
Dining Room	5.13m (16'10") x 3.16m (10'4")
Kitchen	2.71m (8'11") x 2.08m (6'10")

Bedroom 1	5.39m (17'8") x 4.39m (14'5")
Bedroom 2	3.61m (11'10") x 2.34m (7'8")
Bathroom	3.38m (11'1") x 1.64m (5'4")

Gross internal floor area (m²): 85m²
EPC Rating: D



THE LOCATION

Woodbine Terrace enjoys pride of place amongst the colony style flats at Leith Links. The area is an extremely popular residential district to the north-east of Edinburgh city centre. A good selection of local amenities are available in the immediate area with a large Tesco Supermarket and a host of shops, cafes and eateries which can be found on Leith Walk and Easter Road.





The Shore in Leith is also very popular, with its array of fashionable bars and well-renowned restaurants as well as delightful seaside walks and access to the Water of Leith Walkway leading through Stockbridge, all the way to the Pentland Hills. Ocean Terminal is the nearest retail park, with a multi-screen cinema and several restaurants as well as many popular shops.

For families, Leith Primary School and Leith Academy are both nearby. Regular bus services and the coming tram line provide good links into the city centre and to other areas of Edinburgh and there are rapid links to the city bypass and A1 via Seafield Road.



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