

# 50 Woodfield Avenue

EDINBURGH, EH13 0HX



*This stylish two-bedroom semi-detached house in sought-after Colinton is presented to the market in excellent condition*



0131 524 9797



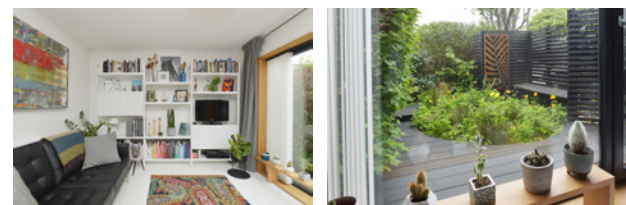
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McEwan Fraser is delighted to present this stylish two-bedroom semi-detached house in sought-after Colinton. The property is presented to the market in excellent condition and offers two large double bedrooms, a beautiful bright living room, a dining kitchen, a modern bathroom, and further benefits from gas central heating, double glazing, a driveway, and a detached garage.

# THE LIVING ROOM



Internal accommodation is focused on a beautiful living room that has abundant natural light. There is plenty of space for a large suite and plenty of supporting furniture. There is plenty of flexibility for new owners to create their ideal entertaining space.

# THE KITCHEN



To the rear, there is a dining kitchen that runs the width of the property. The kitchen includes a good range of base and wall-mounted units that give ample prep and storage space for the aspiring chef. Electric hob and oven are integrated and space is provided for further freestanding appliances. The kitchen also has space for a four-seat table and a door opening to the rear garden.





Climbing the stairs, the first-floor landing gives access to the two double bedrooms and the bathroom. Bedroom one is a generous double with plenty of space for a large frame bed and plenty of supporting furniture. Bedroom two enjoys similar proportions. The bathroom is fully tiled and includes a three-piece suite with a shower over the bath.

# THE BATHROOM



# BEDROOM 1



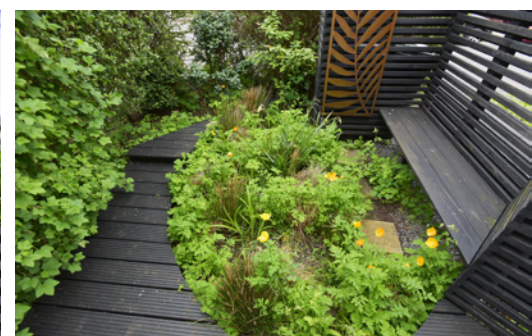
# BEDROOM 2



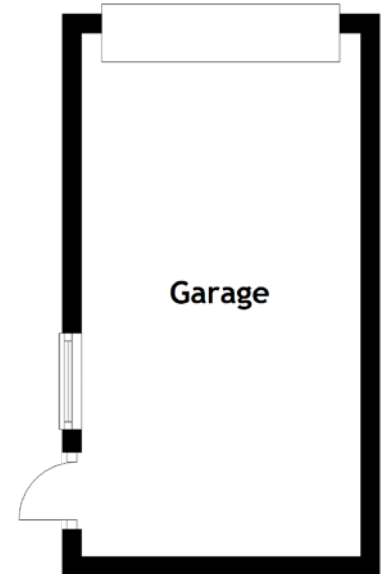
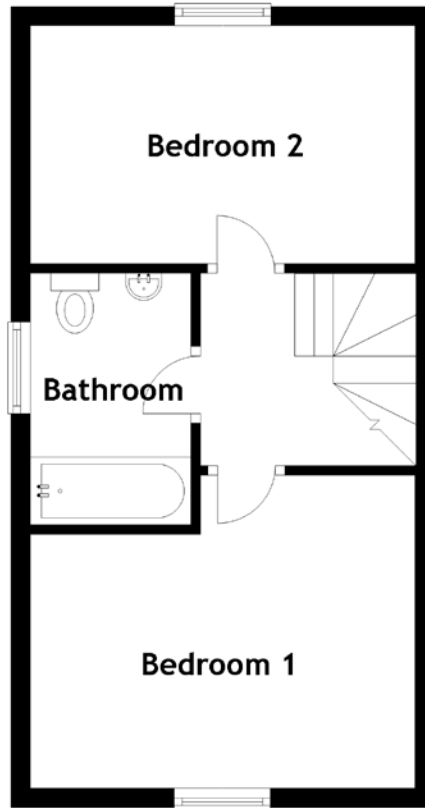
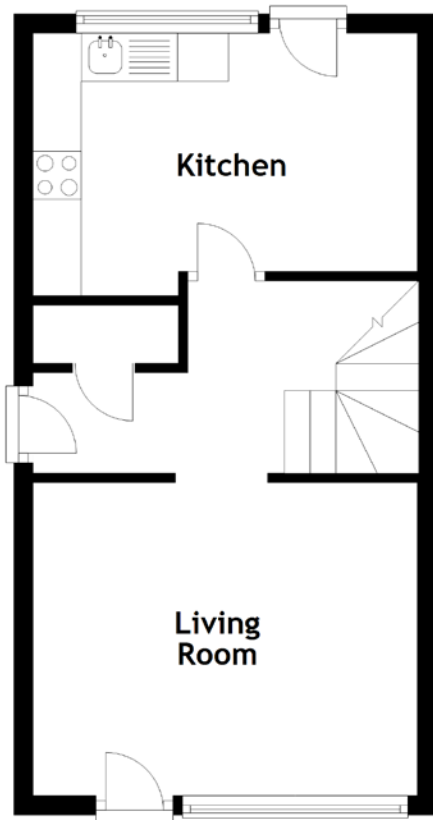
Externally, there is a private front garden which is enclosed and decked with a wildflower garden in the middle. To one side there is a driveway leading to a detached garage. The rear garden is low-maintenance and has mature flower beds and decking.

This is a wonderful starter home and internal viewing is highly recommended.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

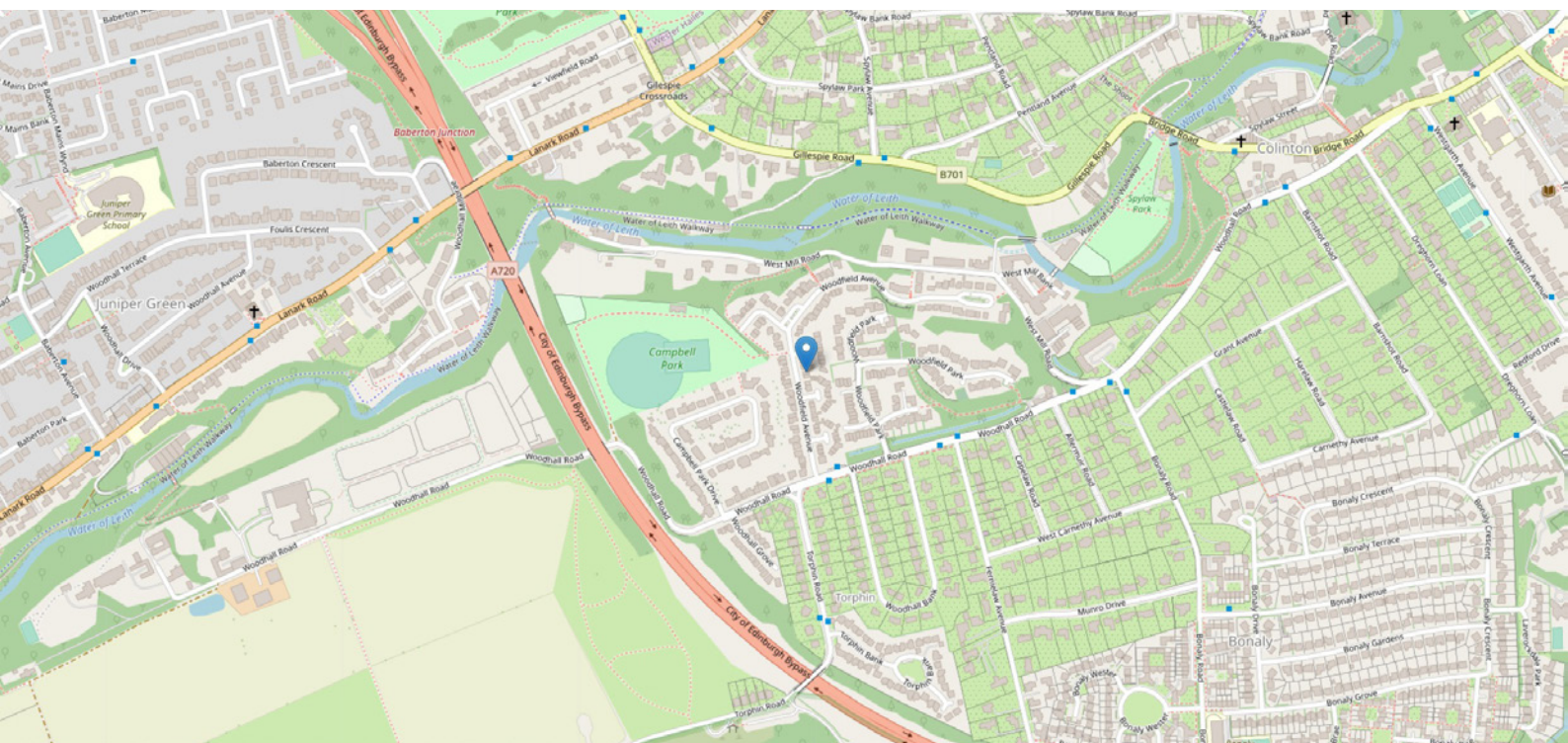


Approximate Dimensions  
(Taken from the widest point)

Living Room 4.00m (13'1") x 3.26m (10'8")  
 Kitchen 4.00m (13'1") x 2.61m (8'7")  
 Bathroom 2.62m (8'7") x 1.67m (5'6")

Bedroom 1 4.00m (13'1") x 3.34m (10'11")  
 Bedroom 2 4.00m (13'1") x 2.58m (8'6")  
 Garage 5.45m (17'11") x 2.90m (9'6")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>  
 EPC Rating: C





# THE LOCATION

Woodfield Avenue is situated just off Woodhall Road in Colinton, one of Edinburgh's most sought-after residential areas, which is situated to the southwest of the city at the foot of the Pentland Hills. Colinton is a thriving community with a broad range of local amenities and activities including a good selection of everyday shops, a Co-op, health centre, pharmacy, post office, restaurants, 2 pubs, hairdresser, dentist and churches with further facilities nearby, including Tesco and Morrisons Supermarkets. Colinton has an excellent library which is well-used by the local residents.





The Water of Leith, Spylaw Park, Bonaly and the Pentland Hills are all easily accessible and offer many pleasant recreational pursuits for walkers and cyclists. The Water of Leith meets the Union Canal and offers a stunning commute for a cyclist. The wider area offers easy access to several golf courses, a tennis club, Craiglockhart leisure centre, as well as the Hillend ski slope. Edinburgh's city by-pass is situated close by and provides links to the main motorway network, Edinburgh Airport and East Lothian. A regular public transport service operates to and from the city centre and to surrounding areas.

There are excellent local public and private schools within the area at Primary and Secondary levels, including the highly regarded Bonaly Primary school within the catchment area.



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