



# 114 Woodfield Avenue, Colinton, Edinburgh EH13 0QR

Fixed Price £375,000 Freehold

Three Bedroom Family Home in Colinton

## Description

Welcome to 114 Woodfield Avenue, a charming and meticulously maintained family home located in the highly sought-after neighbourhood of Colinton in Edinburgh. This impressive semi-detached residence offers a perfect blend of modern comfort and classic charm, making it an ideal choice for those seeking a tranquil and convenient living environment.

The ground floor features a spacious living room with dining area, perfect for gatherings and relaxation. A kitchen with modern appliances give access to the rear garden allowing for perfect al fresco dining. The property offers two double bedrooms and a further large single bedroom, each with ample natural light and storage space. There is a family shower room with modern fixtures and fittings, enhancing the comfort of the home. As an extra benefit the owners have partially floored the attic creating more space for extra storage.

The interior of this home is spacious and well-designed, neutral tones and large windows help create lots of natural light and a welcoming atmosphere.

The property boasts well-maintained gardens both at the front and rear. A private driveway provides off-street parking, and the rear garden offers a serene outdoor space for relaxation and entertaining.



The property includes gas central heating, double glazing, and excellent storage solutions. It is in excellent condition, allowing for immediate occupancy.

Colinton, lying less than 4 miles south west of Edinburgh's city centre, is a highly desirable residential area offering the benefits of a village lifestyle but in close proximity to the attractions and amenities of the capital. There are a wide variety of local amenities including takeaways, restaurants and pubs, and there are a range of supermarkets nearby including Tesco's and Morrisons. Neighbouring Morningside and Bruntsfield offer an array of leisure and retail amenities. Campbell Park, Spylaw Park and the Water of Leith all offer lovely peaceful walks, the latter into the City and out to Balerno. Kingsknowe Golf Club and the Pentland Hills are also closeby. The property lies within the school catchment area for Bonaly Primary School and Firrhill High School the only Scottish school on the shortlist for the UK's best Secondary School and the prestigious Merchiston Castle School is located just outside Colinton village. It is also near Heriot-Watt University. Regular buses take you into Edinburgh in 30 minutes, and its proximity to the city bypass and the motorway networks make commuting easy. Edinburgh Airport is just a 15-minute drive away.

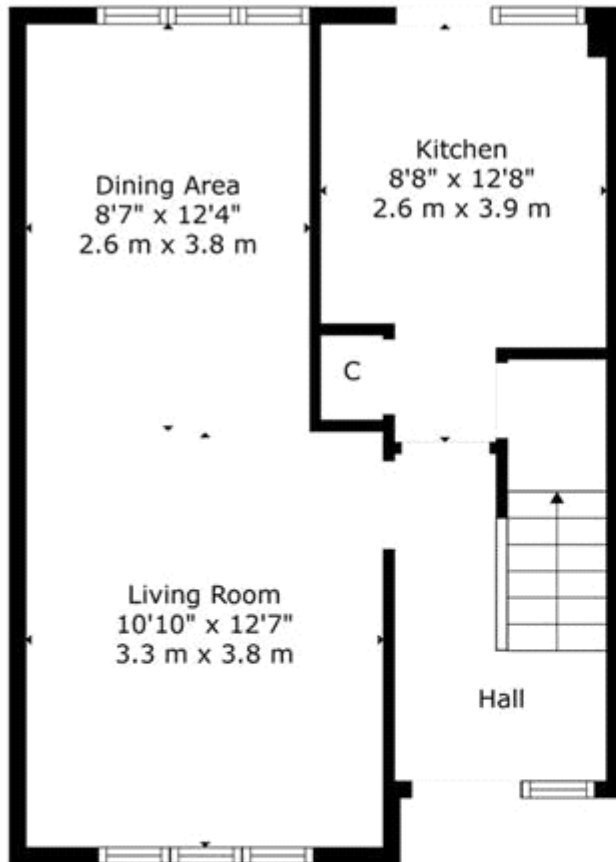
Tenure: Freehold

Parking options: Off Street

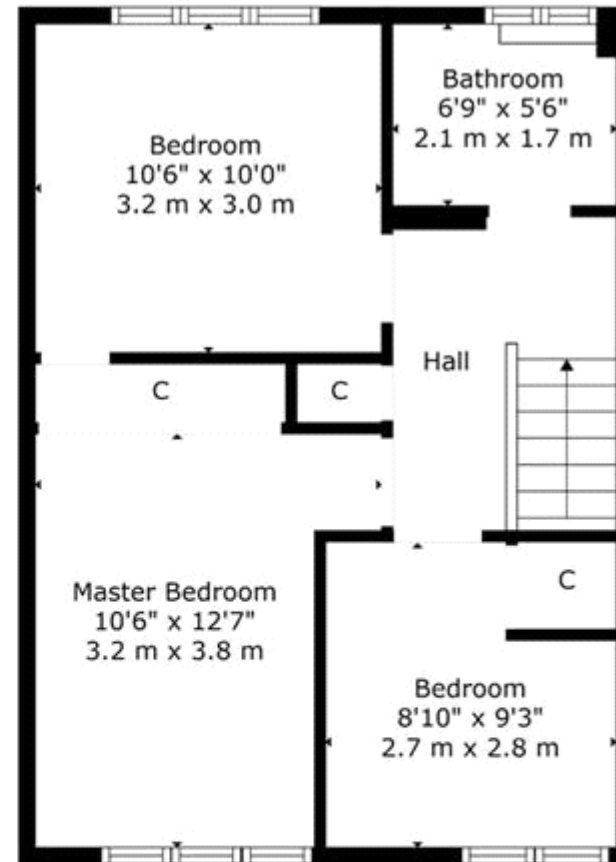
Garden details: Private Garden

## **Tenure**

Freehold



Floor 1



Floor 2



GROSS INTERNAL AREA  
 FLOOR 1: 427 sq. ft, 40 m<sup>2</sup>, FLOOR 2: 440 sq. ft, 41 m<sup>2</sup>  
 TOTAL: 867 sq. ft, 81 m<sup>2</sup>  
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



| Energy Efficiency Rating                                                                                                                                                         |                         | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                   |                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|                                                                                                                                                                                  | Current                 | Potential                                                                                                                        |                                                                                      |
| Very energy efficient - lower running costs<br>(92-100) <b>A</b>                                                                                                                 |                         |                                                                                                                                  | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92-100) <b>A</b> |
| (81-91) <b>B</b>                                                                                                                                                                 |                         | <b>88</b>                                                                                                                        | (81-91) <b>B</b>                                                                     |
| (69-80) <b>C</b>                                                                                                                                                                 | <b>74</b>               |                                                                                                                                  | (69-80) <b>C</b>                                                                     |
| (55-68) <b>D</b>                                                                                                                                                                 |                         |                                                                                                                                  | (55-68) <b>D</b>                                                                     |
| (39-54) <b>E</b>                                                                                                                                                                 |                         |                                                                                                                                  | (39-54) <b>E</b>                                                                     |
| (21-38) <b>F</b>                                                                                                                                                                 |                         |                                                                                                                                  | (21-38) <b>F</b>                                                                     |
| (1-20) <b>G</b>                                                                                                                                                                  |                         |                                                                                                                                  | (1-20) <b>G</b>                                                                      |
| Not energy efficient - higher running costs                                                                                                                                      |                         |                                                                                                                                  | Not environmentally friendly - higher CO <sub>2</sub> emissions                      |
| <b>Scotland</b>                                                                                                                                                                  | EU Directive 2002/91/EC |                                                                                                                                  | <b>Scotland</b>                                                                      |
| The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. |                         | The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) |                                                                                      |

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