



**EDINBURGH
COLINTON
180/2 WOODHALL ROAD
EH13 0PJ**

OFFERS AROUND £260,000

**VIEWING: SUNDAY 2-4PM OR BY APPOINTMENT
TELEPHONE SOLICITORS ON 0131 557 3188**

The subject of the sale is an immaculate south-facing duplex flat forming part of the conversion of a former college, located to the south-west of the city in the highly sought after area of Colinton. This beautifully presented property is well situated to take advantage of all local amenities including a wealth of small local shops providing for everyday requirements at Juniper Green or Colinton Village, with further larger retail outlets available at Colinton Mains, Hunter's Tryst, the Gyle Shopping Centre or Hermiston Gait Retail Park. Good sporting and recreational facilities are located close to hand in Juniper Green and Currie, while excellent educational facilities are located nearby from nursery to secondary level, with Heriot Watt University at Riccarton and Napier University at Craiglockhart also easily accessed. The City By-pass can also be accessed only minutes away providing easy links to Hillend Ski Centre, Edinburgh Airport, the Pentland Hills and the greater part of Central Scotland.

The accommodation, which is presented in pristine, walk-in condition, comprises: a well-maintained carpeted entranceway, welcoming entrance hall with double understairs storage cupboard, elegant and spacious lounge with large windows enjoying an open outlook over the landscaped grounds and adjoining woodland, stylish designer fitted kitchen with some integral appliances, a split-level master bedroom with dressing area, a further generously-proportioned double bedroom, spacious dayroom/familyroom, useful study/home office, a luxury family bathroom on the upper floor and a stylish showerroom on the ground floor. The property further benefits from double-glazing, partial white meter storage heating, a private garage, private residents parking, and attractive landscaped communal grounds surrounding. The many extras offered with the sale include all carpets and curtains, the Neff halogen hob and fan-assisted oven, the stainless steel chimney-style cooker hood, the integral fridge/freezer with cupboard above, the dishwasher, washing machine and tumble drier. The freezer in the utility cupboard off the lounge is not included in the sale.

ACCOMMODATION

COMMUNAL ENTRANCEWAY

The well-maintained communal entranceway is accessed through a timber storm door with further inner leaded door leading to the carpeted ground floor hallway. Entryphone system to front - buzzer Tynan (2).

HALL (14' x 3'11", 4.25m x 1.22m)

The welcoming hallway is entered through a timber door and gives access to all ground floor apartments. There is a double louvred-door cupboard which extends under the carpeted stairway providing good storage space. Boxed-in electricity meter and fusebox. Entryphone handset. Telephone point. Electric heater. Smoke alarm. One single power point.

LOUNGE (20'6" x 15'2", 6.25m x 4.62m)

The elegant and spacious lounge is located to the front of the property and enjoys plenty of natural light through large double-glazed windows overlooking the south-facing landscaped communal grounds. The room provides plenty of space for seating and other occasional furniture and benefits from a good-sized utility cupboard off (5' x 4'2", 1.52m x 1.27m), which has ample room for a tumble drier, freezer and good storage space. The freezer is not included in the sale. The cupboard also has a window to side, shelving, lighting, one double power point and a fitted carpet. Two TV aerial points. Smoke alarm. Electric heater and separate panel heater. Plain coving. Fitted carpet. Six double power points.

KITCHEN/DINER (14'4" x 11'6", 4.37m x 3.51m)

The stylish designer kitchen is also located to the front of the property enjoying the same lovely views as the lounge, through double-glazed windows. The modern white gloss wall, base and larder units provide excellent storage and incorporate a stainless steel single drainer sink with stainless steel splashbacks and complementary worktops providing an ample supply of food preparation areas. The appliances included in the sale comprise a Neff halogen hob and fan-assisted oven, the stainless steel chimney-style cooker hood, the integral fridge/freezer with cupboard above, the dishwasher and the washing machine. TV aerial point. Telephone point. Porcelain ceramic tiled flooring. Four double and four single power points.

DAYROOM/FAMILYROOM (15'4" x 7'1", 4.67m x 2.16m)

This is a most useful room, situated off the hallway and benefiting from a glazed panel to the lounge providing borrowed light. The room is ideal for overnight guests or as a separate sittingroom and has a TV aerial point. Expelair fan. Fitted carpet. Two double power points.

SHOWERROOM (7' x 6'8", 2.13m x 2.07m)

The stylish modern showerroom has a white three-piece suite comprising a large corner shower cubicle housing a gravity-fed power shower, with a washhand basin and w.c. to side. Attractive complementary tiling has been applied to most walls and the showerroom also benefits from two large mirrors which are included in the sale. Extractor fan. Fitted carpet.

STAIRS AND LANDING

The upper level is reached via a carpeted stairway from the hall, the upper landing having enough room for a bureau or computer desk. Smoke alarm.

BEDROOM 1 (20'6" x 15'2", 6.25m x 4.63m)

As with the lounge and kitchen/diner, this stunning split-level bedroom with dressing area is south-facing enjoying lovely views over the landscaped grounds. The impressive room benefits from a wealth of storage facilities through fitted Hulsta units comprising two double and one triple wardrobes with a mixture of mirror and timber doors, and fitted internally with shelving, hanging rails and storage baskets. The main focus of the room is a feature recessed mock-balcony guard in front of the large south-facing windows, with two steps leading up to a dressing and seating area. Ventilation box. Smoke alarm. Two telephone points. Plain coving. Fitted carpet. Five double power points plus point for electric heater.

BEDROOM 2 (14'4" x 11'6", 4.37m x 3.51m)

As can be seen from the dimensions, the second bedroom is also a good-sized double room and benefits from the same recessed mock-balcony feature as bedroom 1. There is ample space in this room for a double bed along with a variety of free-standing wardrobe and storage units. Ventilation box. Smoke alarm. Plain coving. Fitted carpet. Three double power points.

STUDY/HOME OFFICE (16' x 7'1", 4.88m x 2.16m)

A useful feature in any property, the study/home office is located off the landing on the upper floor. The room benefits from a double louvred-door wardrobe housing the hot and cold water tanks with some airing space available. Door leading out to the first floor landing. TV aerial point. Telephone point. Plain coving. Fitted carpet. Two double and one single power points.

BATHROOM

A luxury modern bathroom which has been fitted out with a white three-piece suite comprising a Jacuzzi bath, with a washhand basin set into a vanity unit with double cupboard below, and w.c. to side. Attractive white complementary tiling has been applied to most walls and there are two large wall mirrors which are included in the sale. Chrome heated ladder-style towel rail. Extractor fan. Amtico flooring. Shaver point located in one of two matching cupboards which provide storage space.



GARAGE

There is a single garage in the garage block located in the grounds, with plenty of space for a car and other storage facilities. The garage has electricity which is paid for through the Proprietors Association fees.

PARKING

Residents parking is available to the front of the property and there is a wash-bay facility for the use of residents.

GROUNDS

The stunning garden grounds are landscaped to the highest standard and are laid out with ease of maintenance in mind. The grounds are mainly laid to lawn with red chip paths and a wealth of trees and bushes planted in attractive borders. The grounds also house further well-stocked borders containing a wide selection of mature shrubs and bushes providing colour, along with concealed rotary dryers and seating benches. Communal potting shed.

GENERAL

The maintenance of the grounds is the responsibility of The Woodhall Court Proprietors Association whose charge of approximately £370 per annum includes the gardening maintenance costs, the charges for the cleaning of the communal areas and the cost of the electricity for the garage block.

IN CONCLUSION

This is an absolutely stunning property, which, although retaining some of the original features any discerning buyer would expect, has been upgraded to the highest standard by the present owner to provide a comfortable and economical home benefiting from all the modern systems and features expected of a property of this calibre. The fabulous garden grounds also contribute to making this delightful home an extremely appealing purchase and we therefore highly recommend an early viewing to appreciate the quality of the property now presented on to the market.



While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.