



Offers over £620,000

8 Woodside Terrace, Joppa, Edinburgh, EH15 2JB







## Truly Stunning Three Bed Detached Bungalow With Garage Carefully Upgraded And Presented In Move-in Condition

**CLOSING DATE:** Friday 19th July 2024 at 12 noon. 8 Woodside Terrace is a truly stunning three bed detached bungalow thoughtfully extended to provide exceptional family accommodation set within beautifully landscaped gardens in the desirable residential district of Joppa lying east of Edinburgh city centre.

Commanding a bright elevated position, this outstanding residence has been carefully upgraded to an extremely high standard by the present owners to form an exquisite family home, the light and spacious interior offering a perfect blend of sophisticated charm and modern living. In brief, the elegant accommodation comprises: entrance vestibule, welcoming hallway, truly impressive family room/dining room/well fitted kitchen with integrated appliances - bi-fold doors along one wall flooding the room with natural light while seamlessly blending the interior and outdoor living space, charming bay windowed sitting room/bedroom three, two further double bedrooms/one with free standing wardrobes and bathroom with three-piece white suite with shower/screen. Presented to the market in pristine condition, further benefits include gas central heating (new boiler/radiators 2023), double glazing, useful storage including a partially floored attic and installation of a security alarm for peace of mind. Outside, the carefully planned gardens with well stocked borders and wonderful patio offer a range of interest/colour and a tranquil retreat for relaxation/entertaining while enjoying much of the day's sunshine. A long driveway provides excellent off-street parking and access to a single garage with up and over door, light and power. All fitted floor coverings and blinds are included in the sale. Note: some potted plants and hostas will be removed from the garden.

### ACCOMMODATION (WIDEST POINTS)

<b>Family Room/Dining Room/Kitchen</b>	26'3 x 20'11 (8.00m x 6.38m)
<b>Sitting Room/Bedroom 3</b>	16'8 x 12'4 (5.08m x 3.76m)
<b>Bedroom 1</b>	14'5 x 12'2 (4.39m x 3.71m)
<b>Bedroom 2</b>	13'3 x 8'11 (4.04m x 2.72m)
<b>Bathroom</b>	8'10 x 4'7 (2.69m x 1.40m)



## LOCATION

The property is well placed to take advantage of the superb range of amenities Portobello has to offer which includes a broad selection of shops, bars, restaurants and access to the delightful sandy beach/promenade. Schooling is well represented from nursery to senior level, the property currently in the catchment areas for Tower Bank Primary and Portobello High, with the Queen Margaret University and Edinburgh College catering for further and higher education. Leisure is also well catered for with a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as sailing and kayaking clubs, an indoor child play area, 5-a-side football pitches and play parks. Further local shopping facilities can be found in neighbouring Musselburgh whilst the Fort Kinnaird retail and leisure complex is a short drive away. A frequent public transport service operates nearby to many parts of the city with Brunstane railway station in close proximity and excellent connections to the A1, city bypass, and major motorway network.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

## EXTRAS

All fitted floor coverings, blinds and kitchen appliances (hob/double oven, dishwasher, fridge/freezer and automatic washing machine).

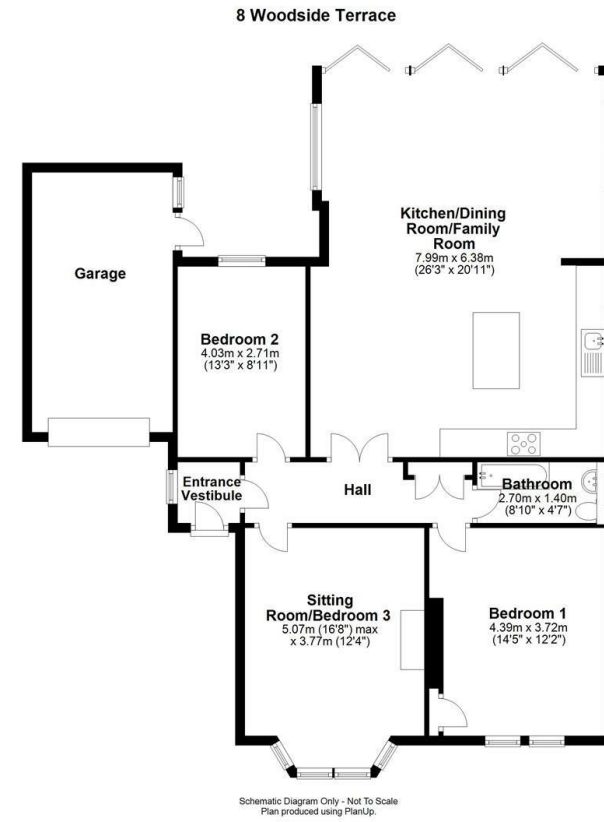
## EPC RATING

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## VIEWING

By appointment, please telephone agents 0131 554 6244





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*A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.*