



164 WOODHALL ROAD
EDINBURGH • EH13 0PJ





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*Spacious and rare equestrian property situated
on the edge of Edinburgh*



Entrance hall, sitting room, kitchen with dining area,
bathroom, four bedrooms (two en suite), utility room, cloakroom,
dining room, shower room

Double garage, terrace, gardens

Equestrian facilities: 10 loose boxes, three foaling stables, feed and tack
rooms. All season surfaced arena

Cattery with 20 chalets, Hay Barn, Paddock

EPC = D

Area about 8.82 acres

Savills Edinburgh

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The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, positioned within a yellow rectangular background.

SITUATION

Situated within close proximity to Edinburgh, 164 Woodhall Road is perfectly located for all the services and amenities offered by the city, while enjoying the peaceful and idyllic countryside on the edge of the Water of Leith.

The historic village of Colinton is situated close to the south west of the city, and from the city bypass has easy access to Edinburgh Airport (7.7 miles), and into the city centre via Colinton Road. The village is well served by a medical centre, local shops, restaurants and excellent schooling at the highly regarded Bonaly Primary School. A range of independent schooling is easily accessible within Edinburgh. The picturesque village of Juniper Green is located a short walk away, over the Water of Leith.

The Pentland Hills, to the south of the property, provide a spectacular backdrop for walkers and horse-riders. To the north, The Water of Leith walkway leads all the way into the city centre with delightful country walks immediately accessible.

Within the city centre, there is a diverse and extensive range of services and amenities in addition to the rich cultural offerings. Both the airport and train stations provide excellent transport links and ensure the city is an easily accessible destination.

DESCRIPTION

A modern property, 164 Woodhall Road offers spacious and light accommodation set over two floors.

The entrance vestibule leads into a large hall, which serves as the hub of the house, with two of the bedrooms, family bathroom and wine store accessed to the left. Both bedrooms feature en



suite shower rooms and fitted wardrobes. The master bedroom has a door to the rear garden.

A spacious sitting room and large kitchen/breakfast room are located on the right side of the hall. The sitting room features a wood burning stove, dual aspect windows and French doors onto the front deck and garden. The kitchen/breakfast room, which has ample room for a table and chairs, is fitted with a range of base and wall units, a Rangemaster cooker, fridge/freezer and dishwasher. There is a glazed door to the rear garden and a door to the utility room which provides base and wall units, laundry facilities and central heating boiler. A cloakroom and store room lead down to the hall, where a dining room, with dual aspect and glazed doors to both front and rear gardens, is located. Stairs lead up to the first floor where there are two further double bedrooms and a shower room. There is also access to the large floored attic covering the main part of the property.

There is an integral double garage with water and electricity as well as an extensive parking



area with room for up to ten vehicles. A decked area/outside veranda wraps around the front of the property. This leads to the beautifully landscaped front gardens with areas of lawn, mature flowerbeds, shrubs and fruit trees. The enclosed rear garden is principally laid to lawn with planted borders and children's play area.

Separate pedestrian and vehicular gates lead past an all season surfaced area for equestrian use towards the stable courtyard. Here there are ten loose boxes, three foaling stables, a feed room, laundry, office/tack room and WC facilities. The stable yard is currently being used as part of the active cattery business but can easily be returned to its original equestrian use. Further outbuildings include a hay barn.

The property also offers an established purpose built boarding cattery comprising 20 chalets with both indoor and outdoor individual accommodation.

From the yard a roadway leads through double locked gates, over a public pathway, to a pasture field. Within the field, extending to

approximately six acres, there is a hard-standing car park area and the remainder is grass. There is a water supply and electricity. Additionally there are fishing rights on The Water of Leith.

DIRECTIONS

From Edinburgh city centre, head south on Colinton Road, which turns into the B701. Once past Merchiston Castle School, at the second set of traffic lights take the left hand road at the fork. Continue on Woodhall Road, passing under the city bypass. Continue straight to the end of the road, turning right past Woodhall House. 164 Woodhall Road is signposted as Colinton Cattery and Woodhall Riding School.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills
- 0131 247 3756.

Services

Mains electricity, drainage and water. Oil fired boiler, with wood burner in the sitting room.



Local Authority & tax band

Edinburgh City Council tax band H

Fixtures & Fittings

Standard fixtures and fittings are included in the sale.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Approximate Gross Internal Floor Area:

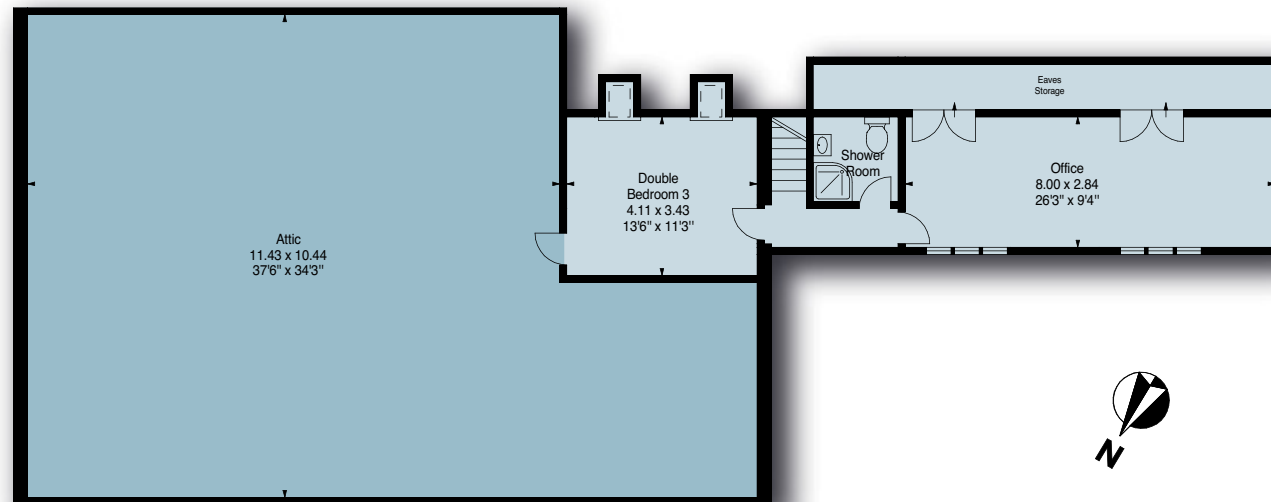
House: 268.57 sq.m (2891 sq.ft)

(Including Eaves Storage)

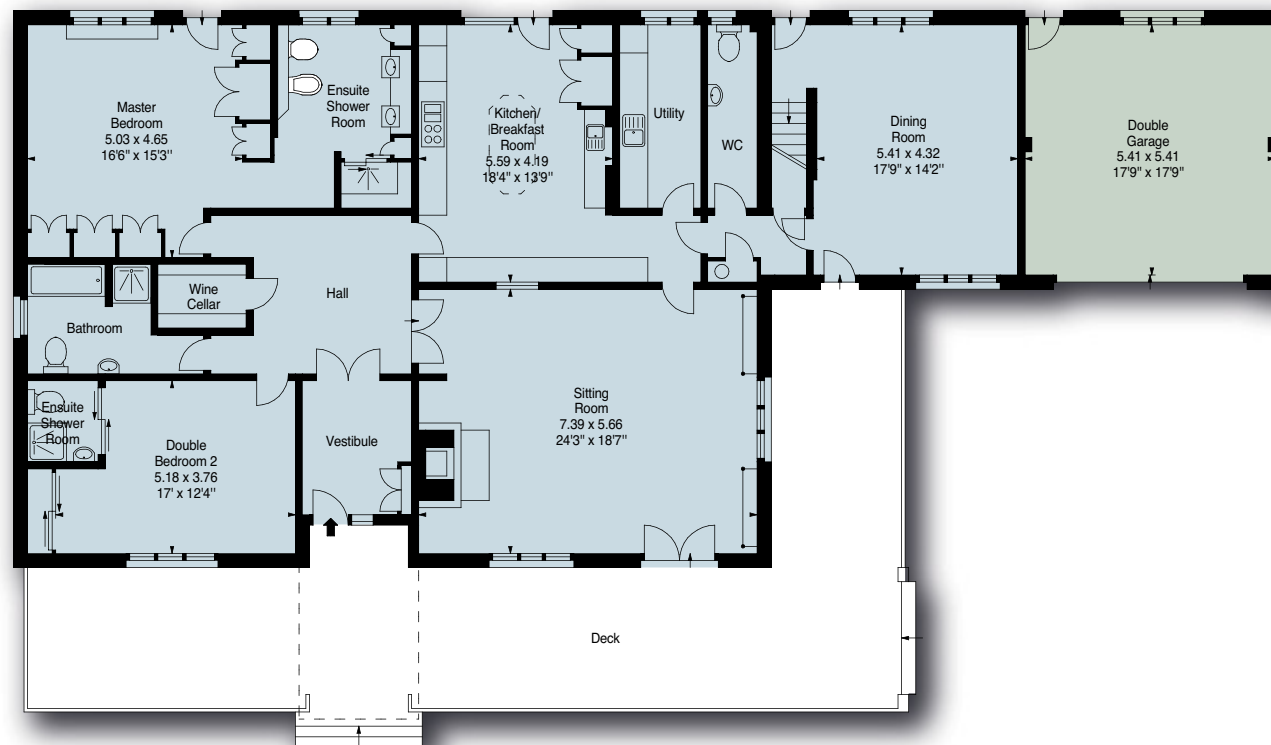
Garage: 29.26 sq.m (315 sq.ft)

Attic: 139.91 sq.m (1506 sq.ft)

For Identification Only. Not To Scale.



First Floor



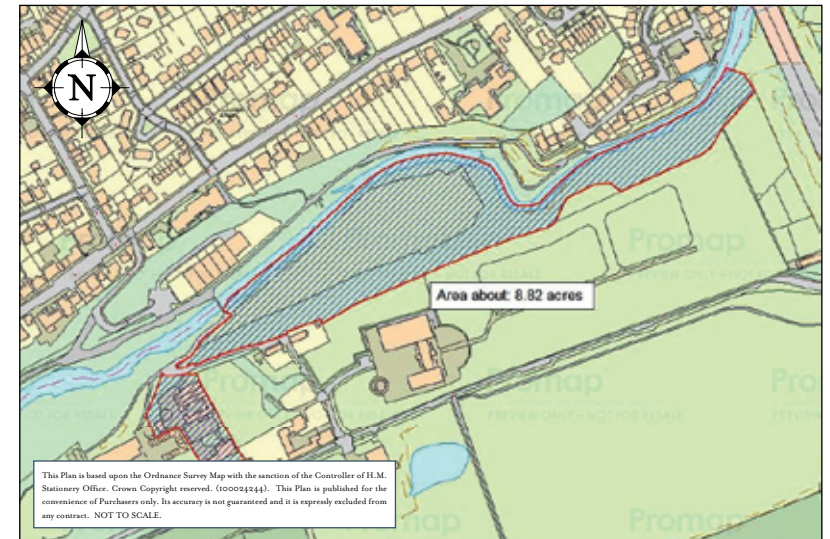
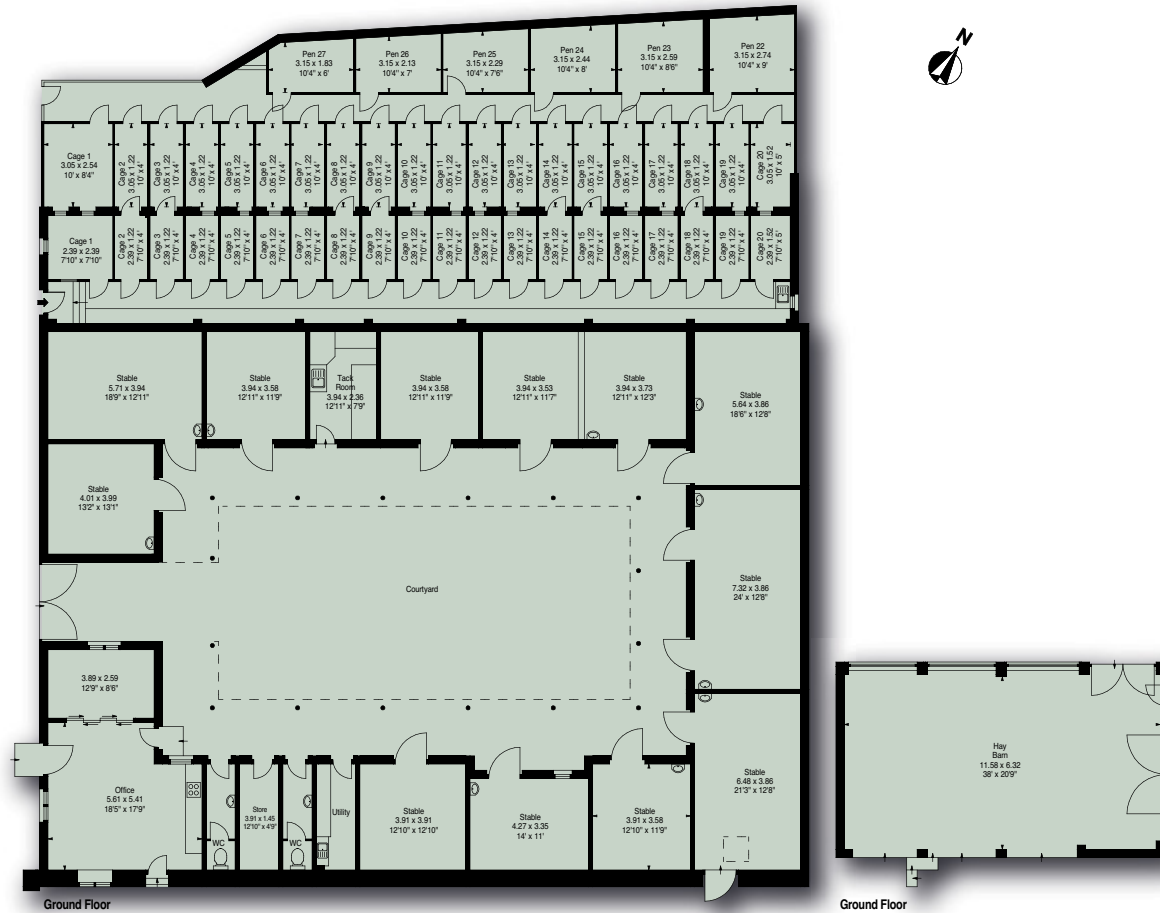
Ground Floor

Approximate Gross Internal Floor Area:

Stables and Outbuildings:

658.48 sq.m (7088 sq.ft)

For Identification Only. Not To Scale.



IMPORTANT NOTICE

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