

● Beveridge  
● Philp  
& Ross  
**0131 554 6244**



Offers Over £375,000

**15 Paisley Terrace, Willowbrae, Edinburgh EH8 7JW**





## Superb Detached Villa With Mature Gardens And Garage Requiring Upgrading and Decoration - Excellent Potential

This is a superb detached family home commanding an elevated position with stunning open views while pleasantly located within the highly sought after Willowbrae district, convenient to wide ranging amenities, schools and transport links.

The light and spacious interior offers well-proportioned accommodation over two levels comprising: welcoming hallway with storage off, generous lounge with picture window open to dining room, kitchen with utility room off, four bedrooms, bathroom and downstairs wc. While this appealing property now requires upgrading and decoration it provides fantastic scope to restyle the interior. Benefits include gas central heating, partial double glazing and excellent storage. There are mature private gardens to the front and rear of the property with a single garage also accessed from the front. Early viewing is highly recommended.

### ACCOMMODATION (WIDEST POINTS)

Lounge	4.98 m x 4.17 m / 16'4" x 13'8"
Dining Room	2.64 m x 2.26 m / 8'8" x 7'5"
Kitchen	2.77 m x 2.64 m / 9'1" x 8'8"
Bedroom 1	4.14 m x 2.69 m / 13'7" x 8'10"
Bedroom 2	4.75 m x 2.29 m / 15'7" x 7'6"
Bedroom 3	3.18 m x 2.67 m / 10'5" x 8'9"
Bedroom 4	2.64 m x 2.54 m / 8'8" x 8'4"
	2.72 m x 1.65 m / 8'11" x 5'5"



## LOCATION

Willowbrae is a desirable residential area lying east of the city centre. While convenient for access to the finest amenities of the city centre, the property is also well placed for local amenities and services the area has to offer. A range of local shopping facilities include the Meadowbank Shopping Park with retail outlets including a Sainsbury's supermarket. Schools catering for all age groups are easily accessible, the property currently in the catchment areas for Parsons Green Primary and Portobello High. The area also enjoys a great choice of stunning greenspaces including Meadowfield Park, Holyrood Park and Dunsapie Loch. A frequent public transport service operates nearby to many parts of the city while being well placed for access to the A1 and city bypass linking with major motorway networks.

*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.*

## EPC RATING

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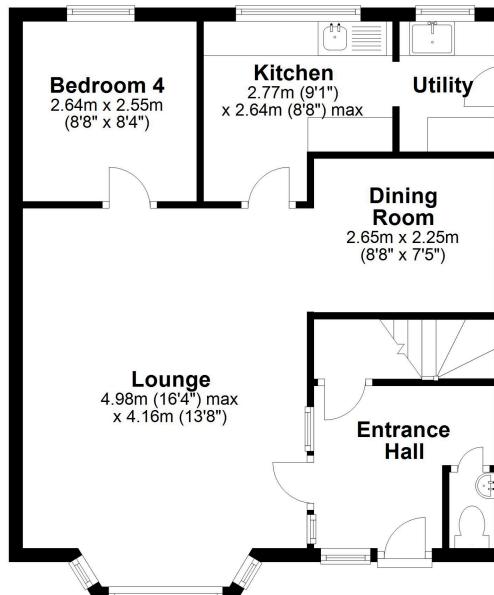
## VIEWING

By appointment, please telephone 0131 554 6244

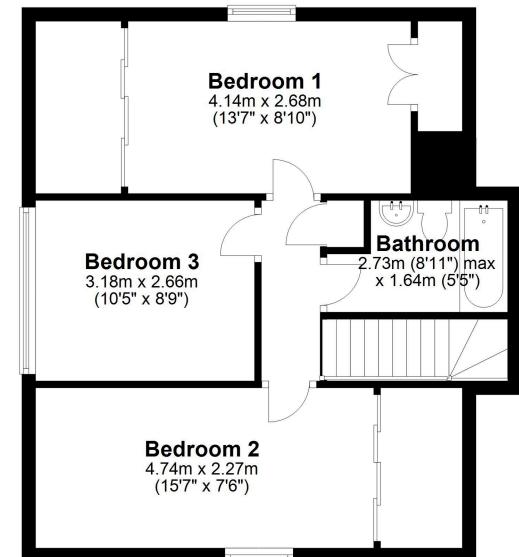




**Ground Floor**



**First Floor**



Schematic Diagram Only - Not To Scale  
Plan produced using PlanUp.

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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 given 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.*