

● Beveridge
● Philp
& Ross

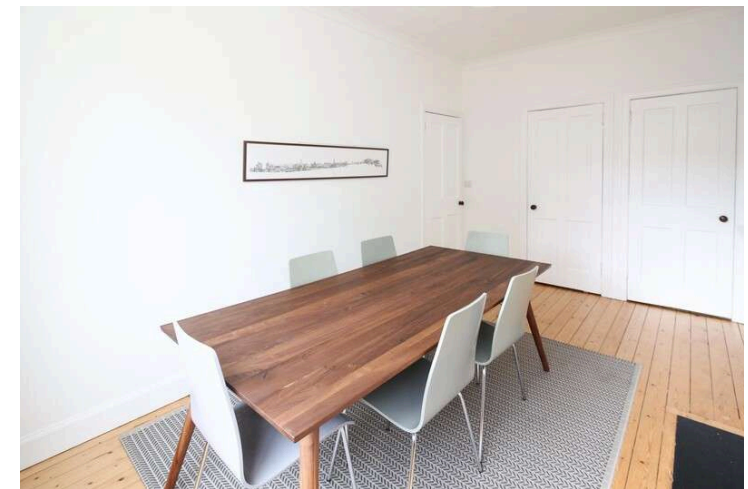
0131 554 6244



Offers Over £445,000

21 Kenmure Avenue, Willowbrae, Edinburgh EH8 7HD





**Substantial Traditional Mid-Terraced Villa With Private Gardens
Lovely Family Home In Move-in Condition**

This substantial traditional mid-terraced villa is pleasantly located within the desirable Willowbrae district lying east of the city centre, convenient to local amenities, schools and transport links.

Enjoying a bright southerly aspect, this extremely desirable family home has been thoughtfully upgraded successfully combining the charm and character of enhancing period features with the comforts of modern day living. The light, and spacious interior over two floors is convenient in layout all tastefully decorated throughout with attractive natural wood flooring in most rooms to be presented to the market in true move-in condition. In brief, the accommodation comprises entrance vestibule/hall, elegant bay windowed lounge with open fireplace providing a welcoming focal point, charming dining room, three comfortable bedrooms, well fitted kitchen with hob/oven and integrated dishwasher & microwave oven and stylish bathroom with shower. Comfort is assured by means of gas central heating complemented by the installation of double-glazed windows and the property also benefits from excellent storage including a useful cellar. There are mature, easily maintained enclosed gardens to the front and rear of the property and unrestricted on-street parking to the front. All fitted floor coverings, blinds and garden shed are included in the sale.

ACCOMMODATION (WIDEST POINTS)

Lounge	5.23 m x 3.63 m / 17'2" x 11'11"
Dining Room	4.62 m x 3.00 m / 15'2" x 9'10"
Kitchen	3.53 m x 1.78 m / 11'7" x 5'10"
Bedroom 1	5.23 m x 3.61 m / 17'2" x 11'10"
Bedroom 2	4.60 m x 2.97 m / 15'1" x 9'9"
Bedroom 3	3.56 m x 1.78 m / 11'8" x 5'10"

LOCATION

While convenient for access to 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 Retail Park with outlets including a Sainsbury's supermarket. Schools catering for all age groups are easily accessible, the property currently in the catchment area for Parsons Green Primary and Portobello High. Leisure facilities in the vicinity include Meadowbank Sports Centre, Abercorn Sports Club and walking/cycling opportunities in Holyrood Park/Arthur's Seat with neighbouring Portobello offering a wide range of recreational pursuits including the popular sandy beach and promenade. A regular public transport service operates to many parts of the city with easy access to the city by-pass 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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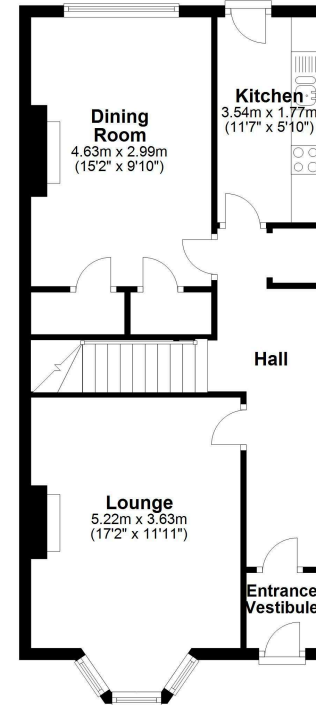
VIEWING

By appointment, please telephone 0131 554 6244

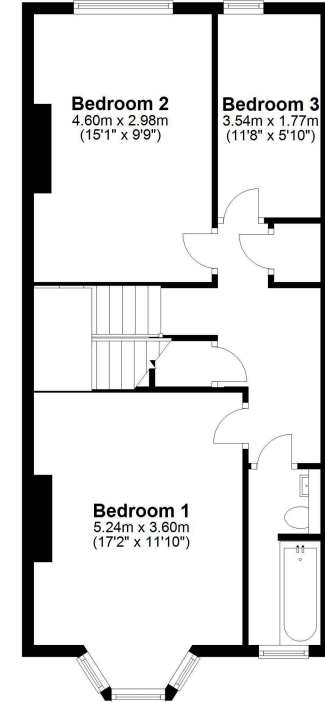




Ground Floor



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.