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**5 SCONE GARDENS
WILLOWBRAE
EDINBURGH
EH8 7DQ**

Stunning and spacious three bedroom Victorian terraced villa.

Accommodation comprises vestibule, hall, sitting room, WC, kitchen/dining room, 3 double bedrooms, master en-suite & family bathroom. Gas central heating. Ample storage. Large floored attic with potential for extension (subject to permissions). Front and rear landscaped gardens.

Offers over £345,000



DESCRIPTION

5 Scone Gardens is an outstanding Victorian terraced villa which blends period style features with contemporary interior design. The property is situated over 3 floors and has been fully refurbished by the current owners. The accommodation comprises a sitting room, double bedroom and a WC on the ground floor, the master bedroom with en-suite shower room, a further bedroom and a family bathroom on the upper floor and at garden level, the kitchen/dining room with access to the rear garden and utility room.

There is a spacious floored attic which subject to the appropriate local authority permissions being granted, may be converted to other uses. There is a landscaped enclosed rear garden and on- street parking to the front.

SITUATION

Willowbrae lies to the East of the City and is well positioned to take advantage of an excellent choice of amenities. Leisure facilities are also catered for and include bars and restaurants, Meadowbank Stadium and Arthur's Seat which are all close by. Public transport runs to the City Centre and surrounding areas and City By-pass and main motorway networks are also within easy reach.





ACCOMMODATION

(All sizes approximate.)

GROUND FLOOR:

VESTIBULE

4' x 3'6" (1.32m x 1.07m)

Stripped floorboards. Cornice. Inner glazed door to Hall.

HALL

Beautifully presented with stripped floorboards. Access to upper and lower floors.

SITTINGROOM

14'1" x 12'7" (4.30m x 3.86m)

An outstanding and stylish sitting room with box bay sash and casement window to front. Feature wrought iron fireplace. Built-in bookcase with cupboard below. Cornice. Stripped floorboards.

WC

Two piece suite comprising wash hand basin and WC. Partially tiled. Spotlights. Tiled flooring.

BEDROOM 2

16'1" x 10'5" (4.9m x 3.17m)

Beautifully presented and situated to the rear of the property with views over the back garden. Storage cupboard. Stripped floorboards.

LOWER GROUND FLOOR:

KITCHEN

16'1" x 11'3" (4.90m x 3.45m)

Stylish fitted base and wall units in a striking white high-gloss with brushed chrome handles. Under-unit lighting. Ample work surfaces incorporating a circular stainless steel sink with draining board. Tiled splash back. The oven, gas hob, cooker hood, refrigerator / freezer and dishwasher are included in the sale. Halogen lighting. Tiled flooring. Door giving access to the rear landscaped gardens.





UTILITY ROOM

6'1" x 5'7" (1.86m x 1.72m)

Spacious utility room. Automatic washing machine. Work surfaces. Tiled flooring.

FIRST FLOOR:

MASTER BEDROOM

16'9" x 14'8" (5.10m x 4.48m)

A light and spacious room. Cornice. Stripped floorboards. Access to luxury en-suite.

EN-SUITE

Shower cubicle with power shower. Partially tiled. Wash basin basin. WC. Extractor fan
Spotlights. Tiled flooring.

BEDROOM 3

11'9" x 7'11" (3.59m x 2.42m)

Located to the first floor, again with pleasant leafy views, has a sash and casement window, stripped floorboards and cornice.





BATHROOM

10'5" x 7'11" (3.18m x 2.43m)

Luxury bathroom comprising a bath (with over bath shower), shower screen, WC and wash hand basin. Partially tiled. Cornice. Stripped floorboards.

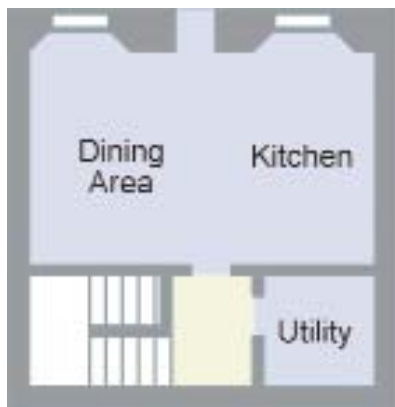
ATTIC

The attic is floored and subject to the appropriate local authority permissions being granted, may have other uses apart from storage.

GARDENS

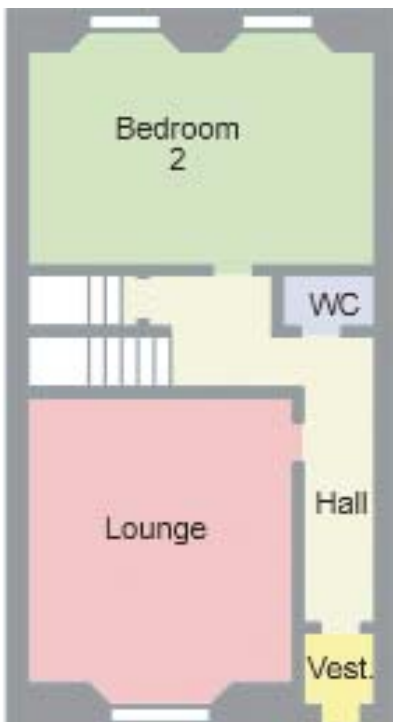
There is a fully secure and enclosed garden to rear which has been landscaped. The garden to the front is landscaped for low maintenance and has a selection of shrubs.





Basement Floor Plan

Schematic Diagram only - Not to scale



Ground Floor Plan



First Floor Plan

ENTRY

By arrangement

VIEWING

By appointment telephone Russel + Aitken on 0131 20 20 600.

PRICE

Offers over £345,000

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

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If you are, call us to find out more about our bespoke service.