



# 8

**8 WOLSELEY CRESCENT  
WILLOWBRAE  
EDINBURGH**

This delightful stone built lower villa forms part of a handsome Victorian terrace within Edinburgh's popular Willowbrae district which lies just east of the City Centre.

Entrance vestibule, reception hall, impressive sitting room, lower hall/study, superb dining kitchen, utility room, three double bedrooms, versatile boxroom and family bathroom. Gas central heating, double glazing, enclosed front and rear private gardens.

**Fixed Price £310,000**



#### GENERAL DESCRIPTION

This delightful ground and lower floor villa forms part of a handsome stone built Victorian terrace on Willowbrae's Wolseley Crescent. The property's spacious and well presented accommodation is formed over two levels and displays a wealth of period features as well as a number of luxury features. The internal layout comprises: an entrance vestibule with door leading through to the reception hall which has stairs leading to the lower hall. The sitting room is an impressive public room with feature fireplace and three front facing windows on to the garden. The property's three double bedrooms are all set off of the reception hall as are the versatile boxroom and bathroom which has a window to the rear. The lower hall provides study/living space with access to an internal utility room and a superb dining kitchen which has window and door overlooking and leading on to the rear garden. The property specification includes gas central heating and is double glazed. Externally there are enclosed private gardens to both the front and rear displaying lawn, planted and patio areas. Internal viewing is highly recommended to fully appreciate the many fine features of this ideal family home.

#### SITUATION

Willowbrae is a popular residential area set to the east of Edinburgh's City Centre. The property is ideally located for easy access to local convenience shopping and there is a regular bus service that runs to and from the City Centre and many other surrounding areas. The further shopping facilities at nearby Meadowbank Retail Park and those at the Jewel, Fort Kinnaird and Straiton are also readily accessible by car and bus. Holyrood Park and The Scottish Parliament are also within comfortable reach. For commuters, the city bypass is 10-15 minutes away and links you to the A1, M8 and M9 motorways, the Forth Road Bridge and Edinburgh International Airport.

## ACCOMMODATION

(All Sizes Approximate)

### ENTRANCE VESTIBULE

The vestibule is gained via a gothic arched doorway with decorative stained glass numbered fanlight. Displays corning and has glass panelled door leading through to the reception hall.

### RECEPTION HALL

The reception hall provides access to all ground floor rooms and has staircase leading to the lower hall. Displays original coving, dado rail and polished floorboards.

### SITTING ROOM 16'8" x 14'0" 5.07m x 4.28m

This impressive room has a set of three front facing windows with working shutters overlooking the garden. Displays centre ceiling rose, corning, feature fireplace with living flame fire and open shelved press to the side.

### BEDROOM 1 12'7" x 12'1" 3.85m x 3.68m

This large double bedroom with polished floorboards has rear facing window overlooking the garden. The room features fitted and walk-in wardrobes providing excellent hanging and shelved storage space.

### BEDROOM 2 10'8" x 10'2" 3.26m x 3.11m

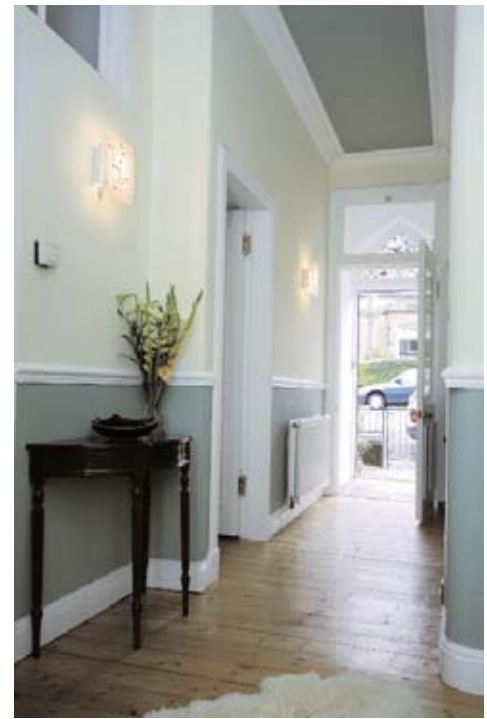
This double bedroom has rear facing window overlooking the garden and displays original coving.

### BEDROOM 3 13'1" x 9'0" 4.00m x 2.76m

The property's third double bedroom has front facing window overlooking the garden. The room displays original coving, picture rail, open shelved press and polished floorboards.

### BOXROOM 6'1" x 5'10" 1.86m x 1.79m

This versatile room is situated off of the reception hall. Displays laminate flooring and fitted storage cupboards to one wall.





#### **BATHROOM**

**7'9" x 4'3" 2.37m x 1.29m**

This bright room has rear facing window and features a white three piece suite comprising WC, wash hand basin and bath with electric shower over. Displays splash tiling and heated towel rail.

#### **LOWER HALL / STUDY**

Staircase from the reception hall leads to this versatile area which is suitable as a study / living area. Displays a quarry tiled floor, has cupboard off and doors to the utility room and dining kitchen.

#### **DINING KITCHEN**

**14'0" x 10'8" 4.24m x 3.26m**

This large dining kitchen has window and glass panelled door overlooking and leading on to the rear garden. The room features stylish base, drawer and wall mounted units with worktop, sink and splash tiling. Included in the sale price and incorporated into the design are the stainless steel gas hob, electric fan assisted oven, extractor hood, microwave and dishwasher. The room displays quarry tiled flooring and provides ample space for family dining.

#### **UTILITY ROOM**

**5'10" x 4'5" 1.78m x 1.36m**

This internal room with quarry tiled floor features a base unit with worktop, sink and splash tiling. Plumbing for a washing machine.





#### **HEATING**

The property has a system of gas central heating.

#### **DOUBLE GLAZING**

The property's windows are double glazed.

#### **ALARM**

The property has a burglar alarm system.

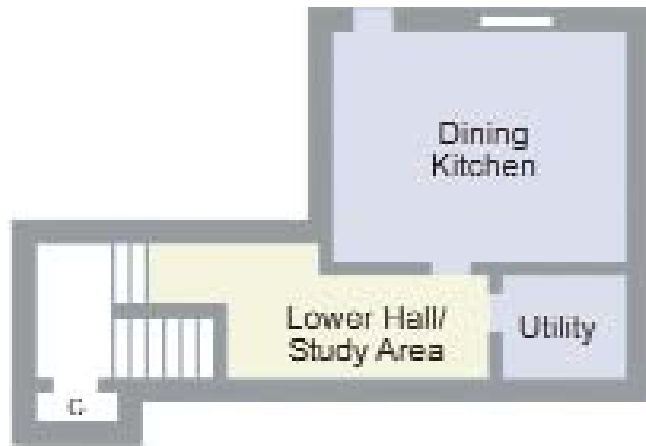
#### **GARDENS**

To the front of the property the enclosed garden displays planted and gravel sections with path leading to the front door. To the rear the enclosed garden displays lawn with mature and well stocked planted areas and sun patio adjacent to the property. The garden shed is included in the sale price.





**Ground Floor Plan**



**Lower Ground Floor Plan**

**8 Wolsley Crescent**

Schematic Diagram only - Not to scale

**ENTRY**

By Arrangement

**VIEWING**

Sunday 2pm – 4pm and by appointment contact Russel + Aitken on 0131 202 0600.

**PRICE**

Fixed Price £310,000

**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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**Russel + Aitken**  
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