



5 Paisley Terrace
Willowbrae, EH8 7JW

Deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED BUNGALOW

- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Driveway
- EPC Rating – E



Pleasantly located within a quiet street and offering superb views over the Firth of Forth, this light and airy semi-detached bungalow is situated within the sought-after desirable location of Willowbrae. The property is close to a variety of good amenities with Meadowbank Retail Park a short drive away with a large Sainsburys Superstore. The City Centre is within easy reach by way of an excellent public transport service with Arthur Seat & Holyrood Park a short walk from the property offering lovely outdoor space. The accommodation which requires general modernisation/re-decoration has excellent extension potential providing relevant permissions are obtained. Entrance hallway with storage cupboard, bow windowed sitting room, fitted kitchen with door to the rear garden, two good sized double bedrooms and bathroom. There are private gardens to the front and enclosed rear garden with driveway providing off-street parking. The property benefits from gas central heating and double glazing. The appliances included are sold as seen with no warranty provided.



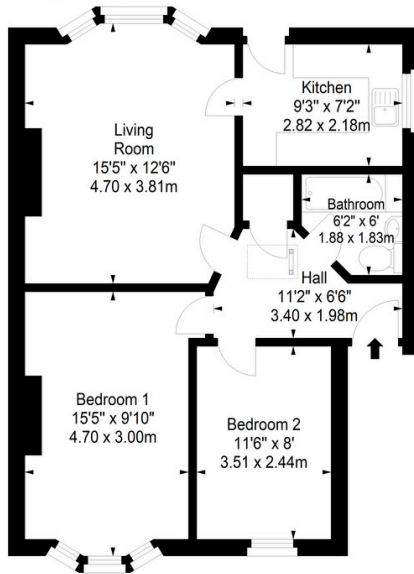
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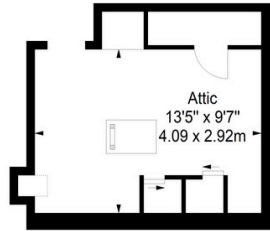
Approx. Gross Internal Area
624 Sq Ft - 57.97 Sq M
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Approx. Gross Internal Area
154 Sq Ft - 14.31 Sq M

For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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