



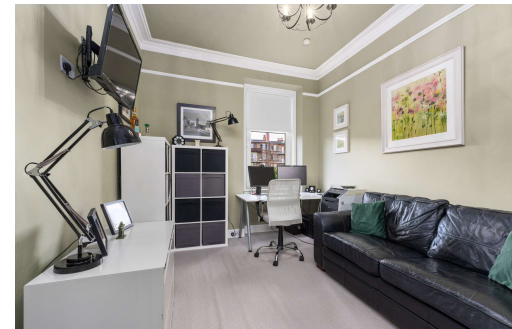
22 Baronscourt Terrace
Edinburgh, EH8 7EP



"22 Baronscourt Terrace is a two bedroom upper villa with views to Arthurs' Seat. It is situated in the highly sought-after district of Willowbrae and benefits a private garden"

- ENTRANCE HALLWAY
- LIVING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- ENSUITE SHOWER ROOM
- SHOWER ROOM
- PRIVATE REAR GARDEN
- VIEWS OF ARTHURS' SEAT
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

Willowbrae is an extremely popular residential area located to the east of the city centre. Princes Street is less than 15 minutes away on a number of local bus services allowing access to the city centre and beyond. The property is located within a 5 minute walk to the Morrisons Superstore. There is also Sainsbury and Lidl at the nearby Meadowbank Retail Park. A nearby link provides access to the A1, city bypass, Edinburgh Airport and the motorway network. Locally, there is a good quality range of nursery, primary, and secondary schools with further education provided at the nearby Edinburgh University, Edinburgh College and Queen Margaret University. Leisure and recreational facilities are available at nearby Meadowbank Stadium and the gym at Meadowbank Retail Park along with Willowbrae Bowling Club situated adjacent to the property. Arthur's Seat and Holyrood Park, Figgate Park, Portobello Beach and Promenade are within walking distance for a relaxing stroll. Additional facilities are available on the promenade including the swim centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5 a side pitches.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

DESCRIPTION

22 Baronscourt Terrace is a two bedroom upper villa with views to Arthurs' Seat. It is situated in the highly sought-after district of Willowbrae and benefits a private garden

This impressive accomodation is offered in genuine move-in condition and comprises: entrance stair leading to welcoming landing with two cupboards off and skylight allowing natural daylight to flood in; bright and generously proportioned living room with feature bay window with made to measure shutters; well equipped dining Scott & Gray kitchen with base and wall mounted units, integrated NEFF appliances, views towards Arthur's Seat and stair leading to rear garden; good sized double bedroom 1 with twin windows and ensuite shower room off; double bedroom 2 and contemporary shower room which has been completed to a high standard with bespoke vanity unit and walk-in mains operated shower.

Further benefits include: gas central heating; double glazing; tastefully decorated throughout; private rear garden laid to lawn with mature shrubs; unrestricted street parking; excellent local amenities and great transport links.

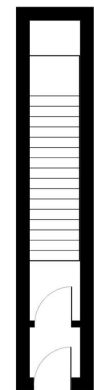
EPC RATING

The energy efficiency rating for this property is band C

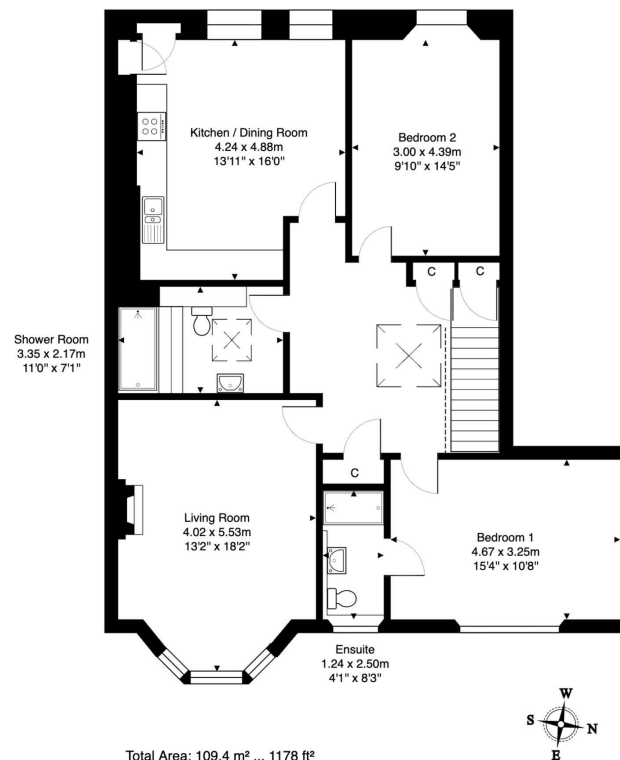
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22 Baronscourt Terrace, Willowbrae, EH8 7EP



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