



15 Paisley Crescent  
Willowbrae  
Edinburgh  
EH8 7JQ







This is an attractive semi-detached bungalow with fabulous open views and attractive garden grounds situated in the much sought after residential area of Willowbrae next to Arthur's Seat. Willowbrae lies to the east of Edinburgh City Centre and is close to good shops and facilities at nearby Jock's Lodge. There is also a large Morrisons store close by and good schooling facilities. It is a short walk to Holyrood Park and the Meadowbank sports complex are also nearby.

The Fort Kinnaird Retail Park is within easy driving distance and bus services run close by giving quick and easy access to the city centre and surrounding areas. There is also easy access to the A1 and Edinburgh city bypass.

Internally the property benefits from both gas central heating and double glazing and is in excellent decorative order throughout.

The property also benefits from private front and rear gardens. A driveway provides off street parking.



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## Property Details

- Entrance Vestibule with meters cupboard. Door to hall.
- Welcoming Hall providing access to all lower rooms and with carpeted staircase to the upper level. Dado rail.
- Bright, spacious and open plan Lounge / Dining Room, quietly located to the rear and boasting magnificent panoramic views over the East of the City to East Lothian and Fife. Large under stair cupboard. Space for large dining table and chairs.
- Stylish and modern fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and microwave. Integrated washing machine and dishwasher. Natural light from a window to the side of the property and a timber/glazed door which leads to a bright rear porch, leading in turn down to the back garden.
- Large Double Bedroom with bay window to front.
- Second Double Bedroom with window to front.
- Family Bathroom with white three-piece suite comprising bath with tap mixer shower, wash hand basin with vanity unit below and WC. Frosted window to side.

## Upper Floor

- Hall with access hatch to roof space.
- Rear facing Double Bedroom again with stunning views over the Forth to East Lothian and Fife. Walk-in eaves room / cupboard.
- Fourth Double Bedroom with spacious walk-in eaves room /cupboard.
- Stylish Shower Room with white two-piece suite comprising wash hand basin with vanity units below and WC. Shower compartment with electric shower. Mirror. Frosted window to side.











### EXTERNAL

The front garden has been laid mostly with decorative paving stones for ease of maintenance. A driveway provides off-street parking with double gates leading to more parking space.

To the rear is a large tiered back garden, comprising two main areas of lawn bordered by an attractive array of established plants and shrubs. A patio provides space for garden furniture.

The garden is fully enclosed and has an external water supply

Extensive cellars with power and lighting provide excellent additional storage space.

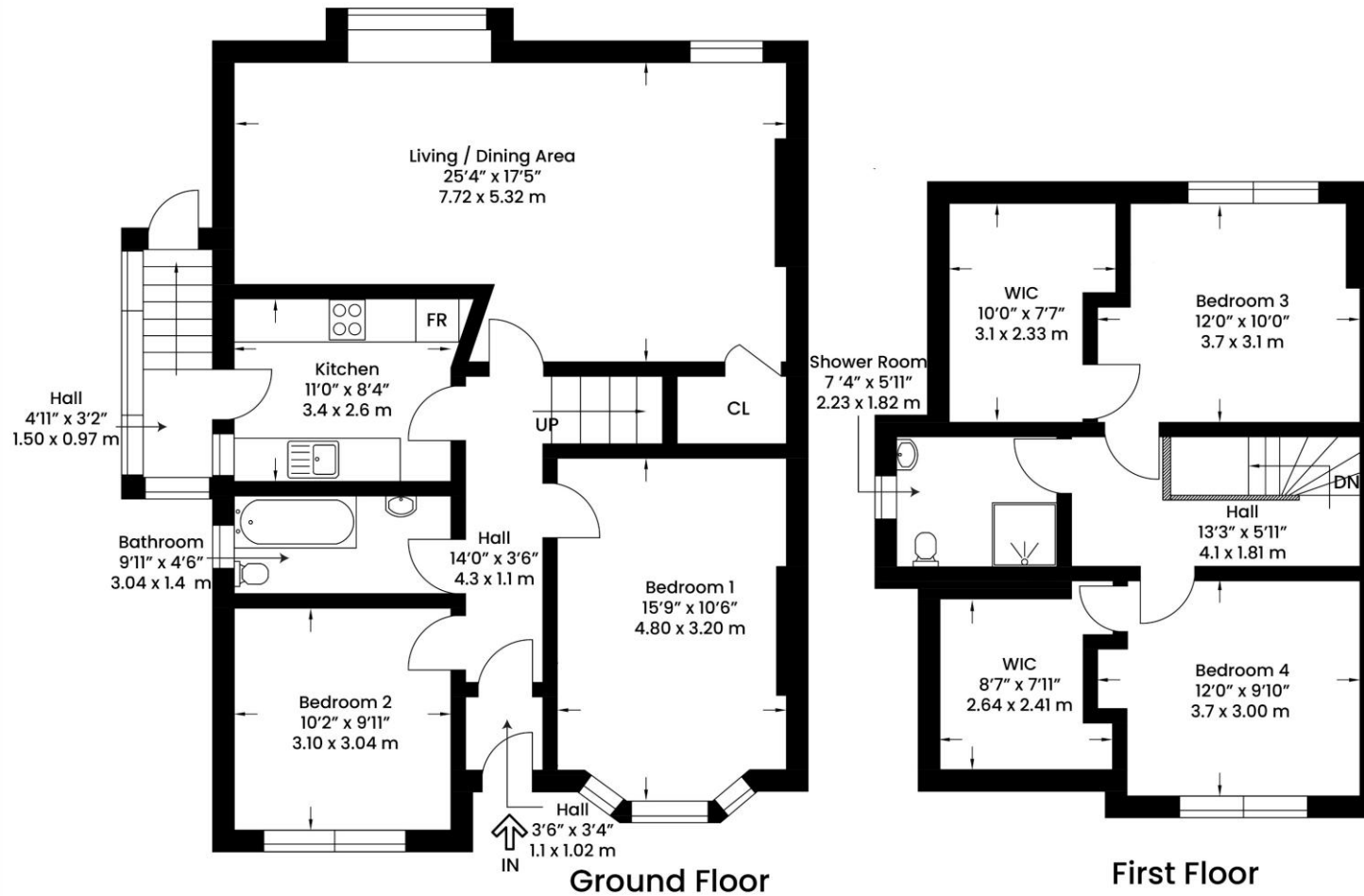


Energy Performance Rating: D

Council Tax Band: F







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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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