

**MC**  
McDougall McQueen

solicitors & estate agents



40 Paisley Avenue, Edinburgh, EH8 7LG

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Welcome to Paisley Avenue, this fabulous three bedroom terraced property offers bright, spacious and flexible accommodation arranged over two floors boasting the most wonderful views along with a south facing rear garden. The property is ideally located in the sought-after Willowbrae area of Edinburgh, close to many local amenities, highly regarded schooling and swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with useful storage.
- Rear facing living room with French doors giving direct access to the rear garden, fireplace with gas fire inset.
- Modern fitted kitchen with a range of wall and base units along with integrated appliances, door accesses the rear garden.
- Front facing dining room/bedroom with a bay window boasting lovely views.
- Staircase to upper level, hatch to the insulated attic.
- Front facing double bedroom with built in storage, fabulous

views.

- Rear facing double bedroom with built in storage.
- Stylish bathroom comprising WC, wash hand basin, bath with shower over, mirror and ladder radiator.
- Gas central heating.
- Double glazing throughout, installed in 2023.
- Beautiful south facing astro turfed rear garden with patio area and garden shed, all garden furniture and pots are included.
- Garden to the front.
- On street parking.



## Location

Willowbrae is a popular and convenient residential area of the city lying approximately three miles east of Princes Street. Whilst there are excellent bus services to and from the city centre, the surrounding area boasts a wide variety of small independent shops, as well as a large branch of Morrisons, a Tesco Express and a Sainsbury at the Meadowbank Retail Outlet. The Fort Kinnaird Retail Park is also readily accessible, as is a 24 hour Asda at the Jewel. The Playhouse Theatre and Omni Centre with its cinema and numerous restaurants can be accessed by bus or car within a matter of minutes. Sports options range from private health clubs to the wonderful open spaces of Holyrood Park. Portobello's beach and promenade are comfortably within walking distance and are popular with open water swimmers, canoeists, cyclists and joggers. For the less energetic, there are also a number of delightful cafes and restaurants

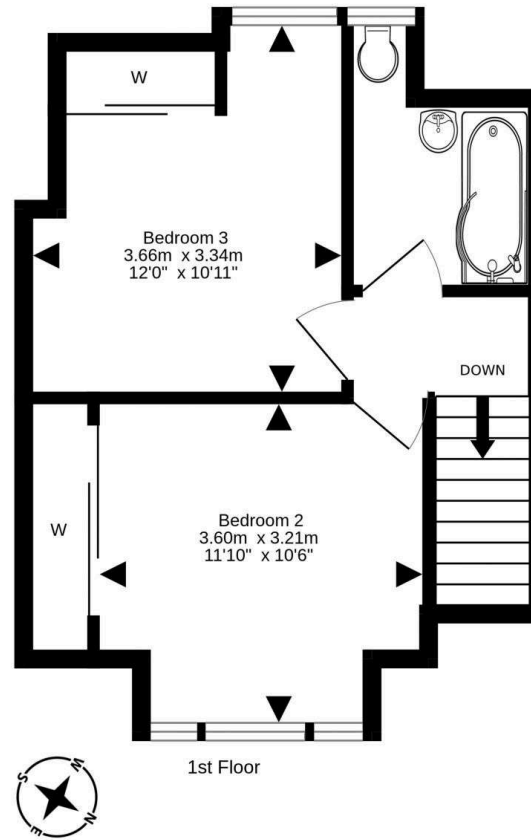
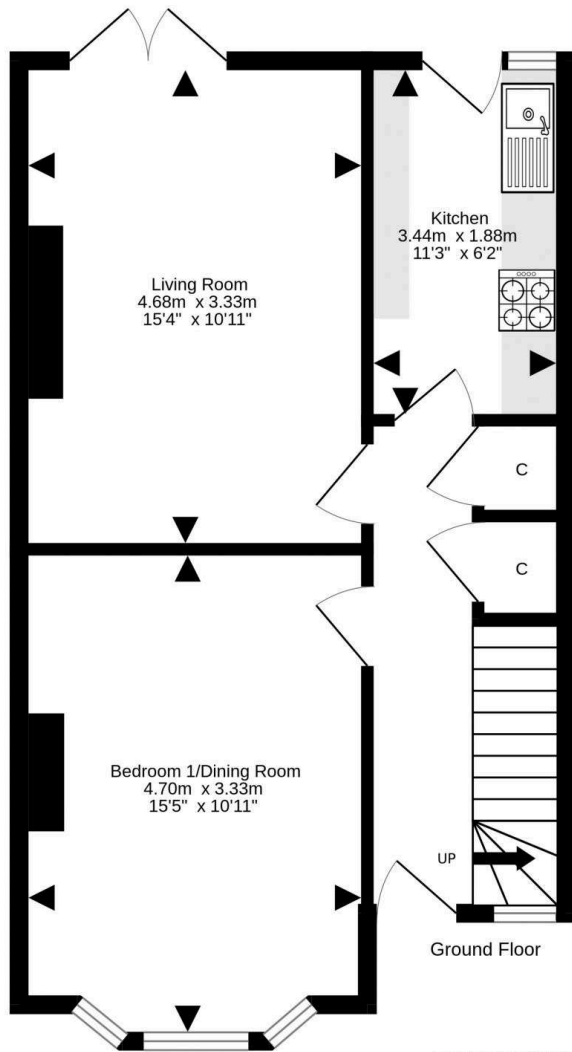
## Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

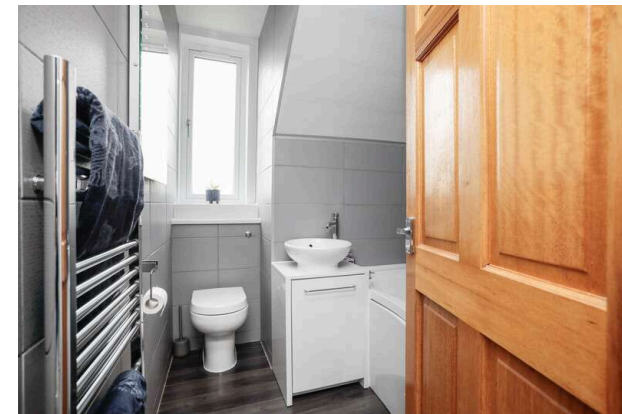
## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

