



# The Willow

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PRIMROSE DRIVE

Craigiehall Meadows, Craigiehall, Edinburgh, EH30 9TW

# Primrose Drive

## HOUSE TYPE

Located on a quiet cul-de-sac, no through road, residents of The Willow, which includes numbers 1 - 8 on Primrose Drive, will enjoy the very best of city and country living.

## THE WILLOW

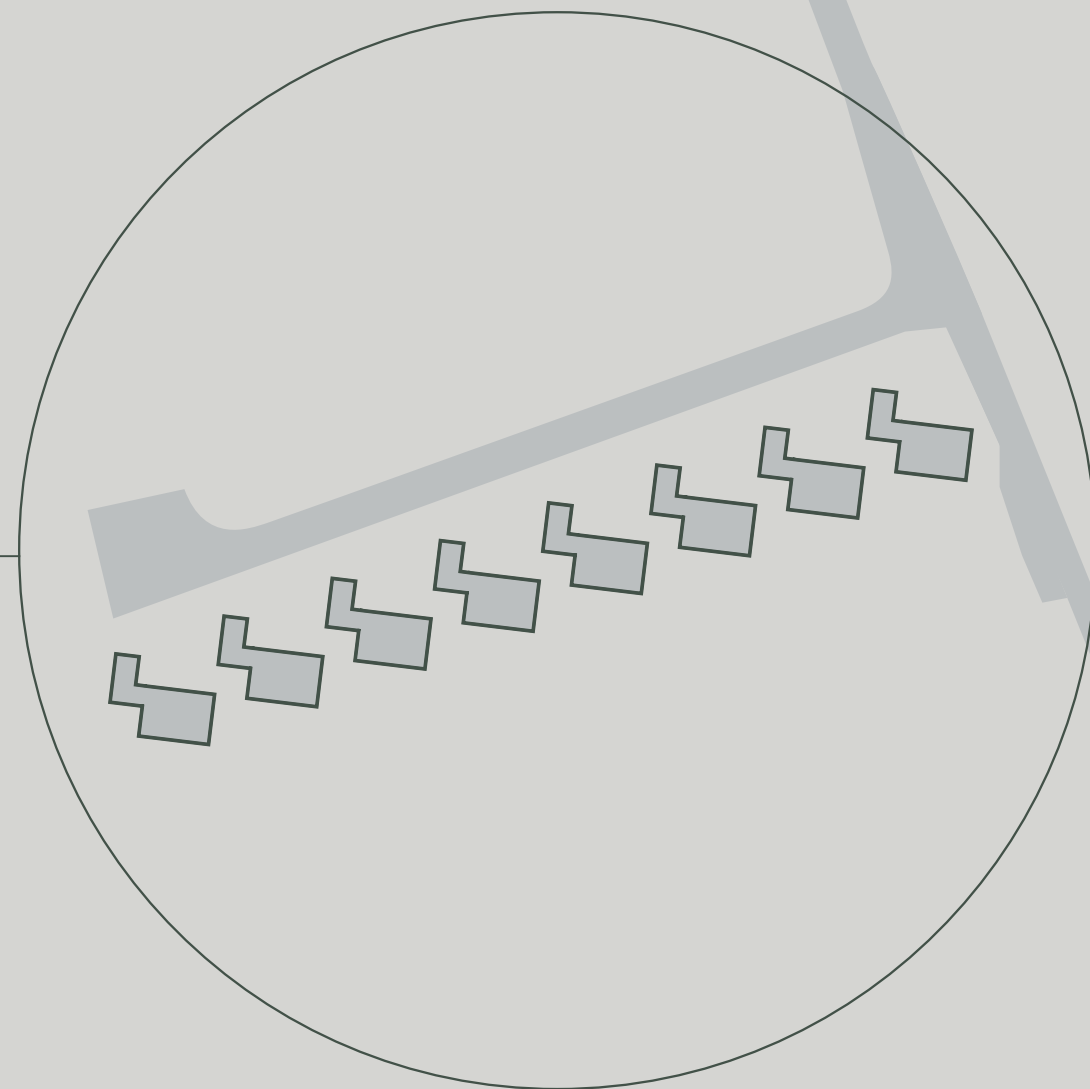
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# The Willow

Welcome to The Willow house-type on Primrose Drive: a collection of eight exquisite 5-bedroom detached family homes that have been thoughtfully refurbished to combine mid-century character with contemporary comforts. Set within particularly generous, private garden grounds, each home enjoys a truly tranquil setting close to the banks of The River Almond, surrounded by lush countryside providing privacy and a wonderful sense of seclusion, while remaining just minutes from the city centre.







# The Willow

## GENERAL FEATURES:

Part of the renowned Craigiehall Meadows development  
Situating in an area of outstanding natural beauty, within easy reach of the city centre  
Quiet cul-de-sac setting near the River Almond, no-through road  
Spacious and elegant 5-bedroom mid-century home, arranged over two floors  
Surrounded by generous private garden grounds  
Extensive private driveway leading to a single garage with adjoining store  
Fully refurbished with triple-glazed windows and updated heating and electrics  
Offered in pristine, turnkey condition ready for a family to enjoy

## ACCOMMODATION FEATURES:

Spacious reception hall with practical understair store and a guest WC  
Sophisticated living room overlooking the garden  
Contemporary dining room with French doors leading to the garden  
Stylish kitchen with integrated appliances and direct garden access  
Ground floor double bedroom/home office  
Principal bedroom with en-suite shower room and dressing area  
Three further double bedrooms with excellent proportions and storage  
Family bathroom with three-piece suite and overhead shower  
Extensive private gardens to the front and rear  
EPC Rating: D  
Council Tax Band: G





## Property Name

THE WILLOW, PRIMROSE DRIVE

## Location

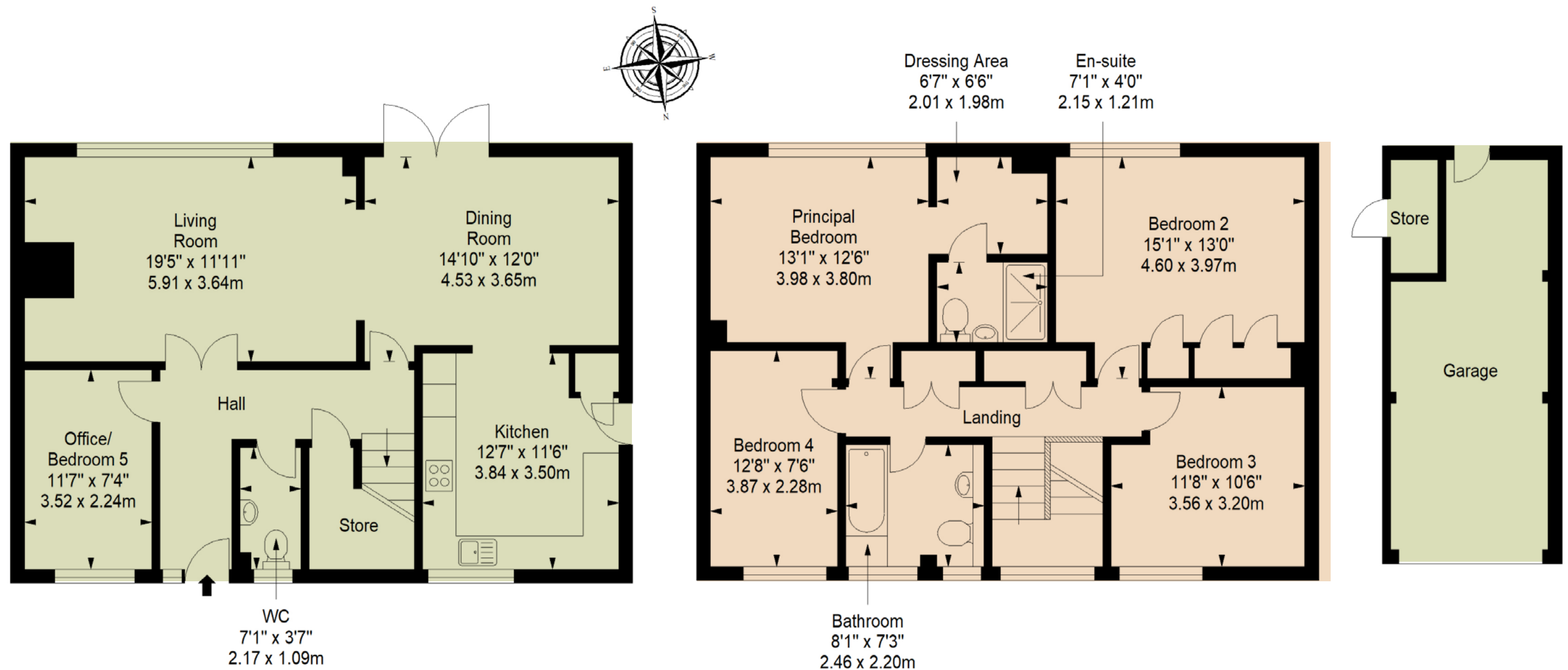
EDINBURGH, EH30 9TW

## Approximate total area:

159.6 SQ. METRES (1717.9 SQ. FEET)

The floorplan is for illustrative purposes.  
All sizes are approximate.

- Ground Floor
- First Floor





# Welcome to *The Willow*

Like its neighbours, this home has been extensively refurbished to create a stylish, low-maintenance haven. Works include triple-glazed windows and new doors, updated heating and electrics, new kitchen and bathrooms, as well as new flooring and redecoration throughout – ensuring an easy, hassle-free move for the next owners.







# Spacious hall

*with practical understair store*



Upon entering, you are welcomed into a broad and impressive L-shaped reception hallway (with understair storage and a guest WC), establishing the sense of space found throughout the home.



# Living room

*overlooking the garden*

Leading off the reception hallway is the living room - a bright and inviting reception space with large windows framing the garden views, perfect for relaxing or entertaining. It benefits from an open-plan layout to the neighbouring dining room, the latter extends seamlessly to the garden via French doors, creating an effortless flow between indoor and outdoor living.







*A bright and inviting reception space with large windows framing the garden views*





*Complete with  
sleek units*



# A contemporary delight

Adjacent, again with a semi-open-plan flow is the kitchen: a contemporary delight, complete with sleek units, neatly integrated appliances, and direct access to the garden. This large open-plan living space is ideal for modern family living and entertaining all year round.









# The bedrooms

*five double bedrooms*

Completing the ground floor is a versatile home office, which could be used as a fifth bedroom, play room or snug, making it ideal for working from home or accommodating guests.



## *Four double bedrooms on the first-floor*

Ascending the softly carpeted staircase, you are welcomed by a bright and airy landing, leading to four further double bedrooms and a modern family bathroom. Bedroom two is a particularly spacious double bedroom and features built-in wardrobes, while bedrooms three and four both also provide generous accommodation.





*The principal bedroom is  
a serene retreat*

The principal bedroom, with its dressing area and en-suite shower room, forms a serene retreat, boasting tranquil views and a sunny south-facing aspect.





# Modern family bathroom *with shower over bath*

A well-appointed family bathroom, complete with bath and overhead shower, serves the remaining bedrooms.







Externally, the houses on Primrose Drive all come with extensive, private front and rear gardens. The secluded rear gardens borders on the banks of the River Almond and bathes in warm sunshine throughout the day. Each house boasts a long, private driveway that leads to a single garage and adjoining store, providing excellent storage for cars and garden equipment.

The Willow on Primrose Drive is part of a factored development managed by Hacking & Paterson, with a factoring fee of approximately £60 per month. This covers the maintenance of communal areas, including private roads, lighting, and shared green spaces.

# *wrap-around* private gardens





# South Queensferry

*An enticing combination of tranquil coastal living and easy city access*

Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, South Queensferry offers an enticing combination of tranquil coastal living and easy city access with services from Dalmeny Train Station taking you to the heart of Edinburgh in 20 minutes. The conservation area of South Queensferry boasts breath-taking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the Forth Bridge. A range of local amenities includes top-ranking restaurants, cafés, traditional pubs, and independent retailers. On the outskirts of town, you will find a major supermarket and well-known chain restaurants. The area caters well for schooling, from nursery to secondary level and provides a wealth of recreational facilities and scenic nature trails at Leuchold Woods, Dalmeny Park, the marina, or a stroll on the banks of the Forth. With its position close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh airport) is fast and convenient.





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