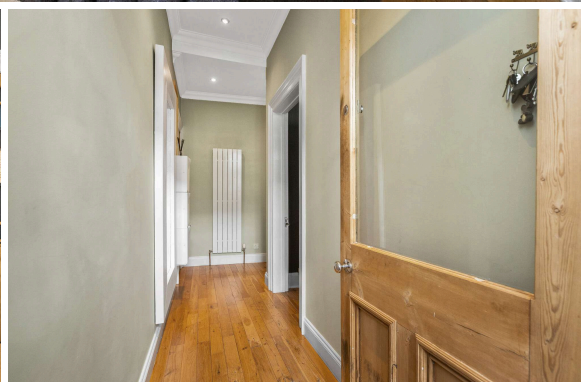




38 Kenmure Avenue
WILLOWBRAE | EDINBURGH | EH8 7HD


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Stunning, walk-in condition traditional main door lower villa beautifully enhanced by stylish modern fittings, on-trend decor and lovely period features. Set in a sought after residential street with private gardens and unrestricted on-street parking, this is a superb location for easy access to the green expanse of nearby Holyrood Park and the A1 for speedy access in or out of the City Centre.

Viewing is essential to appreciate what is on offer here. Light and well proportioned living space is provided, where you can enjoy a great mix of all modern comforts and a sense of the period in which the property was built. Of particular note is the delightful living room, showcasing a bay window with fixed shutters and painted panelled surround, a mantelpiece, decorative cornicework and the warmth of the timber flooring. Pale tone units, solid wood worktops and metro tiled splash-backs feature within the kitchen. The stunning modern bathroom is nicely finished off with natural stone tiles and a mixer shower with drench head. The principal bedroom boasts wall to wall fitted wardrobe space and there's also built-in storage within bedroom 2. Accessed via French doors from either the kitchen or the second bedroom is a conservatory for relaxation or dining, with direct access to a very sheltered paved garden with a sunny, south-west facing aspect. A small enclosed private garden is located to the front of the property.

- Bay window living room with fireplace
- Attractively fitted kitchen
- Conservatory
- Two bedrooms, each with built-in storage
- Modern bathroom with feature tiling
- Entrance vestibule and hallway
- Gas central heating
- Double glazing
- South-west facing private rear garden
- Private front garden
- Unrestricted on-street parking

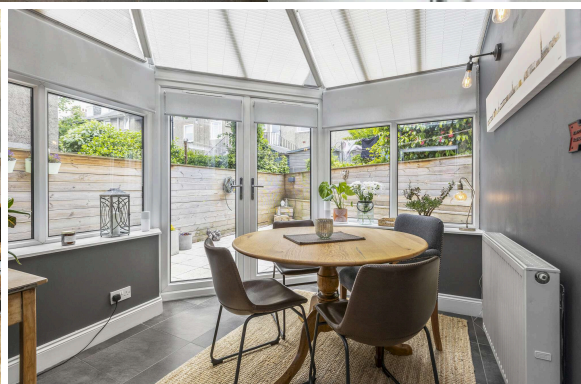
Energy Rating C & Council Tax D

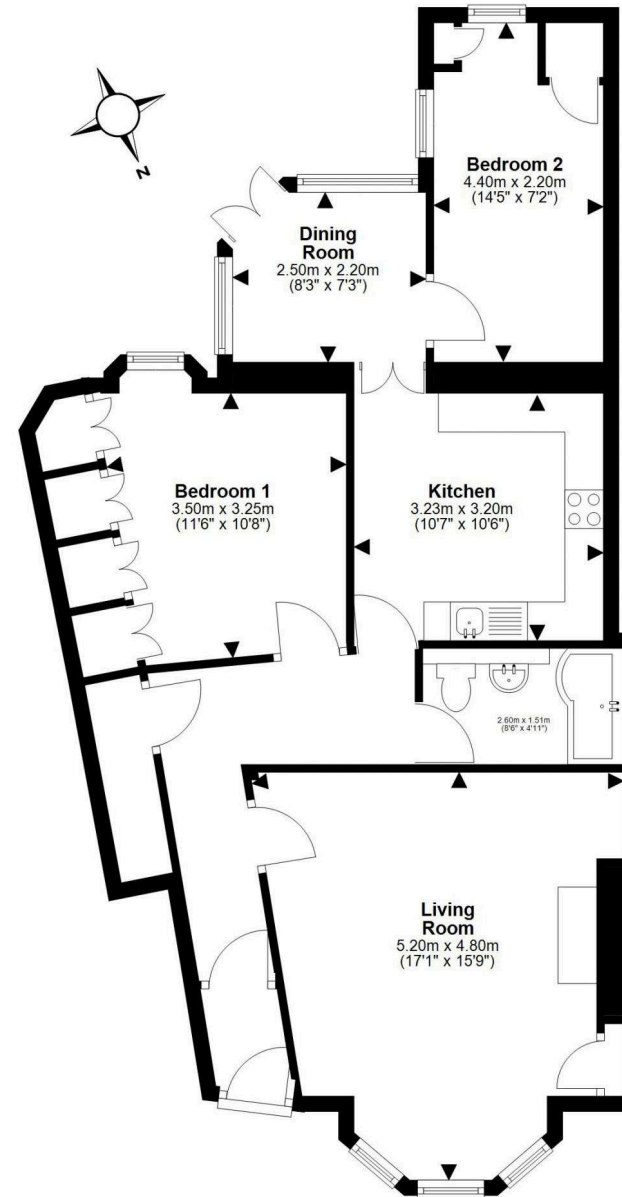
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The highly regarded Willowbrae area of Edinburgh lies to the east of the city centre, close to Holyrood Park and Arthur's Seat, which offer a great choice of scenic walks and fabulous views across the city. There is an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore at Portobello Road and further facilities at the nearby Meadowbank Retail Park. For outdoor and sport enthusiasts, the refurbished Meadowbank Sports Centre is close at hand and boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. In addition, there are great facilities at the Royal Commonwealth Pool and Portobello Baths. Scenic walks can be taken in Holyrood Park and along nearby Portobello Beach, and there are golf courses at Duddingston and Craigentiny. Schooling is well represented from nursery to senior level and the central universities are within easy reach. An efficient public transport network operates to most parts of the town and surrounding areas, with the east end of Princes Street just a short bus ride away and there's easy access to the A1 and City Bypass.

All fitted blinds, carpets, Integrated appliances such as the dishwasher, washing machine, fridge/freezer, electric oven with gas hob and extractor fan are included in the sale.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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