

COULTERS[©]

25 ABERCORN CRESCENT

WILLOWBRAE, EDINBURGH, EH8 7HZ

 3 BED

 1 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

25 Abercorn Crescent is a beautifully presented detached home with a wonderfully large south facing gardens in the popular residential area of Willowbrae to the East of the city centre. The home has been upgraded by the current owners and offers well proportioned, bright and engaging accommodation over two levels, creating a highly desirable home.

The front door opens onto an entrance vestibule, and in turn a bright hall with attractive wood floor. To the rear is an extremely engaging sitting room, tastefully decorated with soft carpeting under foot. The fireplace creates a lovely focal point in the room.

KEY FEATURES



Stunning detached house with conservatory.



Three double bedrooms and two attic rooms.



Beautiful large south facing garden, greenhouse, shed and patio area.



Garage and 2 car driveway.



Situated in the ever popular area of Willowbrae.



Excellent local amenities nearby.



EPC Rating - D



Council Tax Band - F



An impressively spacious conservatory has a pleasing outlook to the rear garden/patio area, offering a great space for the inhabitants to congregate and dine together. Adjacent to the sitting room is the modern kitchen, fitted with a series of wall and base mounted cabinetry and a wrap around worktop. The integrated appliances comprise gas hob, dishwasher, fridge / freezer, dishwasher and double oven.

The calm, attractive bay windowed principle bedroom is situated to the front of the building, with another fireplace making a charming focal point. The second bay windowed bedroom benefits from fitted wardrobes which flank a fitted desk and shelving, creating the perfect work from home/study space. A bright third bedroom is to the side of the building, fitted with mirrored wardrobes which bounce light back into the room. At ground level there is also a family bathroom with a bath (and shower over), WC and wash hand basin.





CONTINUED...

A spiral staircase leads to the upper floor where there are two well-proportioned attic rooms, flooded with natural light and both with further eaves storage cupboards. Heating and hot water is provided by gas central heating.

To the rear of the property, there is a fantastic, large south facing garden which has been terraced, allowing for delightful, distinct areas. Immediately outside the conservatory is the patio area, perfect for outside dining in good weather, then an area mainly laid to lawn with established borders, a play area (where the owners currently have a swing, trampoline and picnic bench), then gorgeous, raised beds and finally yet more established and varied bushes and shrubs.

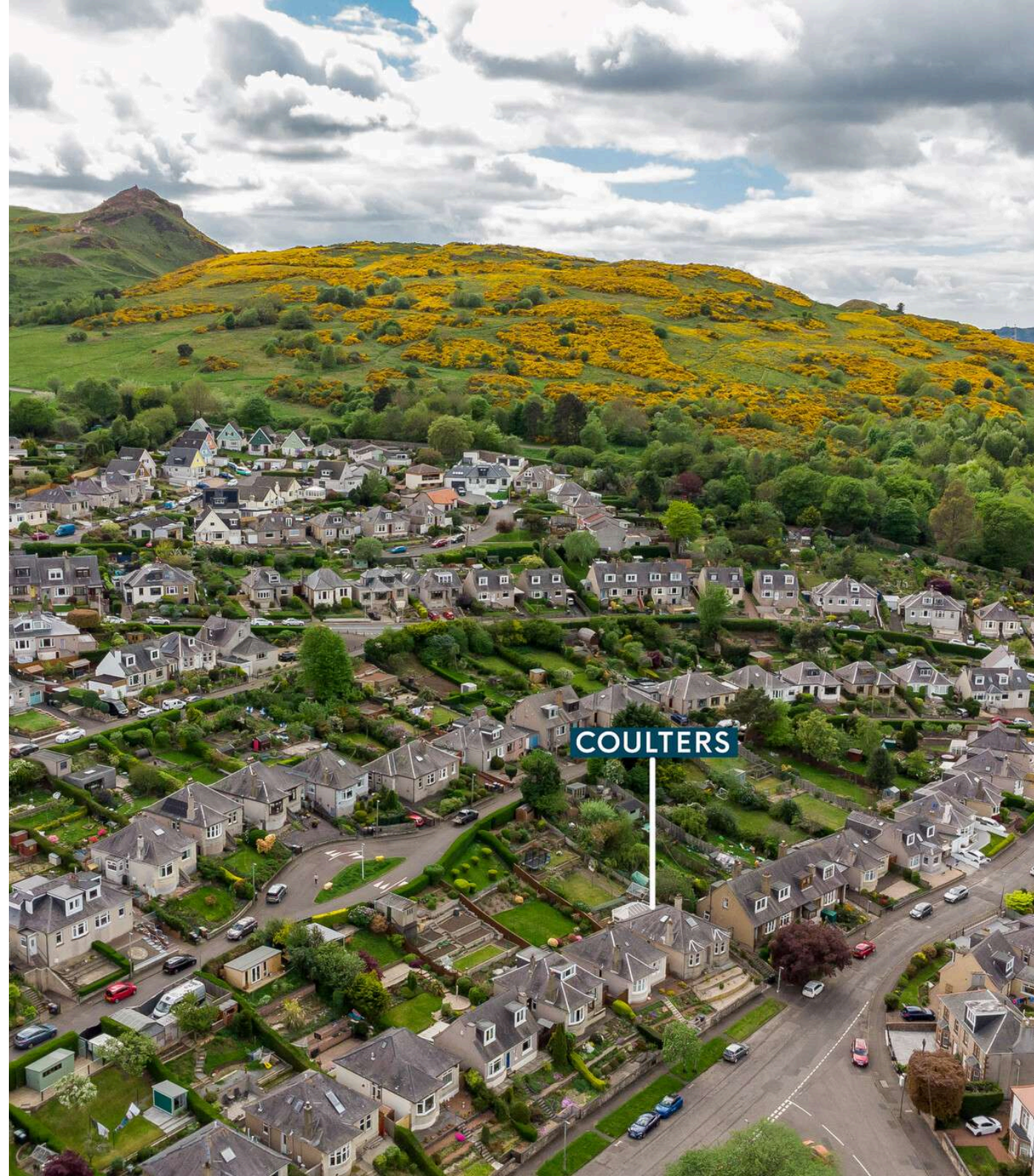
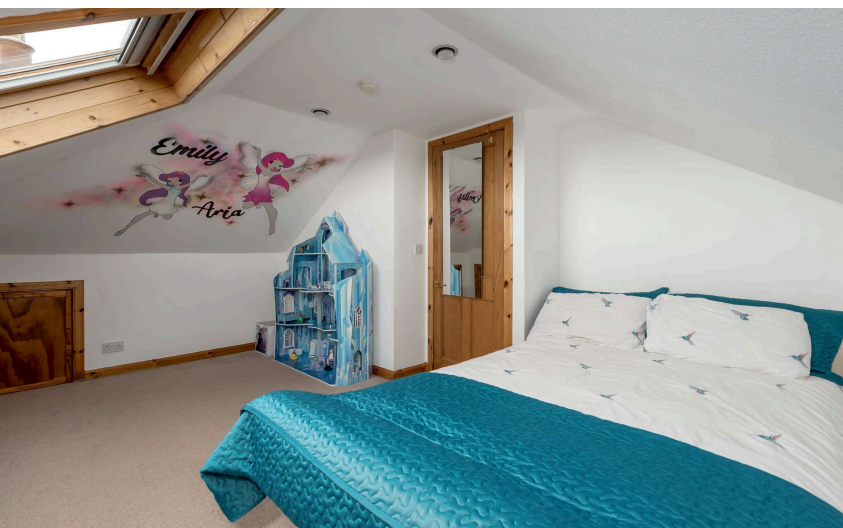
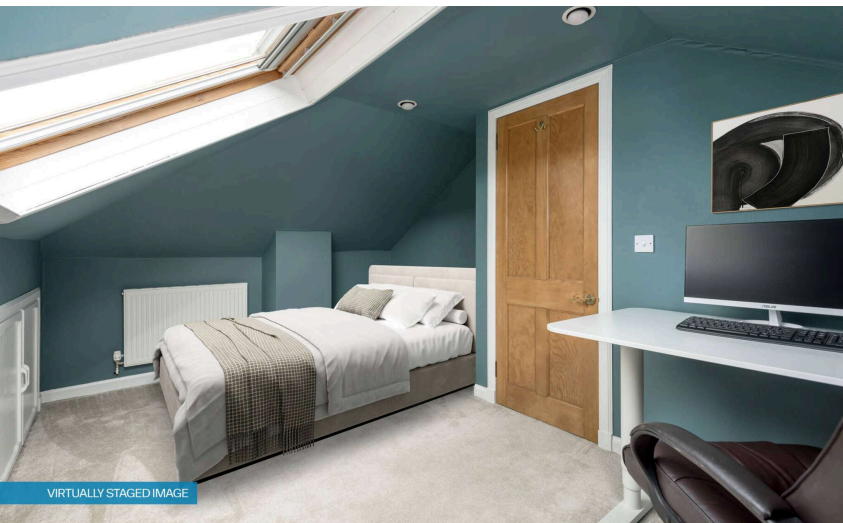
Paths and steps lead to all levels of the garden. There is also a greenhouse and a separate shed.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

Some additional items may be available by separate negotiation.









THE LOCAL AREA

Willowbrae is a residential suburb located in the eastern part of Edinburgh. The neighbourhood of Willowbrae is known for its picturesque surroundings and green spaces, with many parks and recreation areas nearby such as beautiful Holyrood Park.

The area benefits from transportation links, with regular bus services connecting to the city centre and surrounding areas. The nearby A1 road provides easy access to the wider Edinburgh area and the rest of Scotland.

Willowbrae boasts a range of local amenities, including a variety of shops, supermarkets, pubs, and restaurants. The area also boasts several schools, making it a popular choice for families.

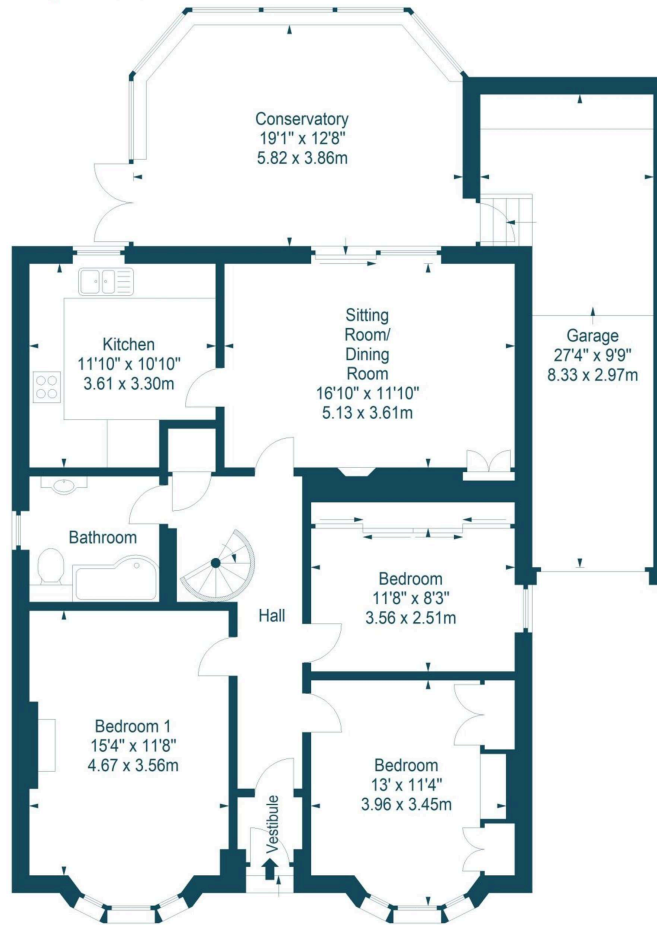
For leisure activities, residents can enjoy easy access to Portobello Beach, which offers a beautiful sandy coastline and promenade for walks, cycling, and picnics. Additionally, Abercorn Tennis Club (on Abercorn Crescent) and the Meadowbank Sports Centre nearby provides facilities for various sports activities.



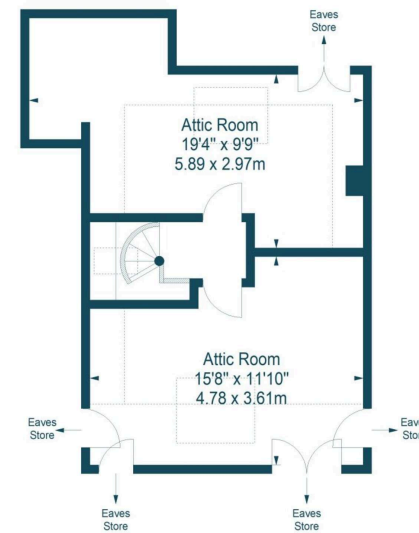
Abercorn Crescent,
Edinburgh,
Midlothian, EH8 7HZ



Approx. Gross Internal Area
1890 Sq Ft - 175.58 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.