

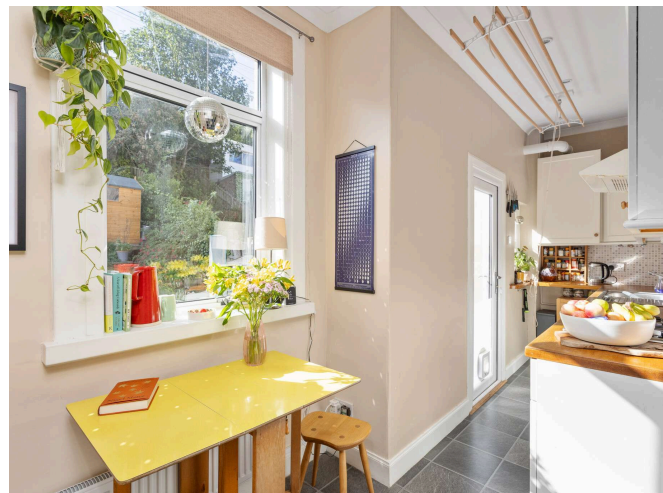


12 Considine Terrace
Edinburgh, EH8 7EB



"12 Considine Terrace is a charming, terraced villa with front & rear gardens, situated in the popular Willowbrae district"

- ENTRANCE HALLWAY
- LIVING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- SHOWER ROOM
- FULLY FLOORED ATTIC ROOM
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- UNRESTRICTED ON STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

Willowbrae is an extremely popular residential area located to the east of the city centre. Within easy reach there is a Morrison's Superstore, Tesco Metro an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park and Meadowbank Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane and Newcraighall railway stations connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University Campus.

Leisure and recreational facilities are provided for by Meadowbank Sports Centre, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. . Arthur's Seat, Figgate Park, Portobello Promenade and Beach are great for a relaxed stroll.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

DESCRIPTION

12 Considine Terrace is a charming, terraced villa offered in move-in condition, situated in the sought-after Willowbrae district.

The beautiful accommodation which is tastefully decorated throughout, comprises: welcoming entrance hall with integrated under stair storage; bright and generously proportioned living room with bay window, allowing natural daylight to flood in and feature wood burning stove; well-equipped dining kitchen with a range of base and wall mounted units, solid wood worktops, integrated gas hob and electric oven and access to rear garden; carpeted stair to upper landing; spacious double bedroom 1 with stair to fully floored attic room with eaves storage and Velux windows; double bedroom 2 and contemporary shower room with mains operated shower and vanity unit.

Further benefits include: gas central heating; double glazing; low maintenance paved front garden with mature shrubs; enclosed tiered rear garden, laid to lawn with patio; unrestricted street parking; excellent local amenities and great transport links.

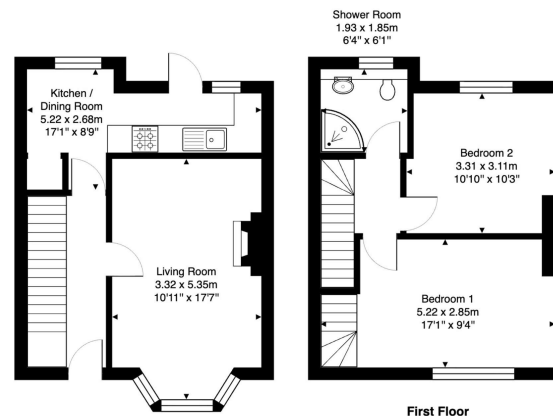
EPC RATING

The energy efficiency rating for this property is band C.

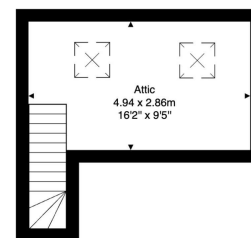
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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Ground Floor



Attic



Total Area: 66.9 m² ... 720 ft² (excluding attic)
 All measurements are approximate and for display purposes only.



266-268 Portobello High Street,
 Edinburgh, EH15 2AT
 T: 0131 669 2121
 Fraser Falconer - 07825 951348
 admin@annan.co.uk



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