

6 SOUTH ELIXA PLACE  
WILLOWBRAE, EDINBURGH, EH8 7PG

CURRAN & CO  
PROPERTY



# 6 SOUTH ELIXA PLACE

WILLOWBRAE, EDINBURGH, EH8 7PG

OFFERS OVER £410,000



'Offered in true move-in condition, the property forms part of an exclusive development and enjoys a prime position for swift access to the nearby city centre, Arthur's Seat and Portobello'

- Detached House in Quiet Cul-De-Sac
- Exclusive Development Bordering Baronscourt
- Bright & Spacious Living / Dining Room
- Well-Equipped Kitchen & Separate Utility Room
- Three Double Bedrooms, One with En-Suite
- Excellent Storage, Including Large Floored Attic
- Integral Garage & Sizeable Driveway
- Private Front & Rear Gardens



### Description

Situated within a peaceful cul-de-sac bordering the wide-open spaces of Baronscourt Park, 6 South Elix Place is a beautifully presented and exceptionally spacious detached family-sized house. Offered in true move-in condition throughout, the property forms part of an exclusive residential development and enjoys a prime position for swift access to the nearby city centre, Arthur's Seat and Portobello.

The well-proportioned accommodation comprises: welcoming entrance vestibule with WC; an impressive living/dining room featuring engineered hardwood flooring and sliding glass doors opening directly onto the rear garden, creating an ideal space for both everyday family living and entertaining; a well-appointed kitchen fitted with a range of base and wall-mounted units providing excellent storage, integrated electric Neff oven, stainless steel gas hob and extractor hood, alongside freestanding appliances including fridge, freezer and dishwasher; and a practical utility room with

sink, washer dryer, generous storage cupboard and direct access to the side pathway.

Upstairs, the upper landing provides access via hatch and loft ladder to a substantial floored attic space, offering superb additional storage. The principal bedroom benefits from bespoke Sharps fitted wardrobes and a tiled en-suite shower room with vanity unit and shelved storage cupboard. Two further double bedrooms, both with fitted wardrobes, are served by a family-sized bathroom complete with vanity unit and shower over bath with glass screen.

Further benefits include gas central heating via a combi boiler (installed 2021) and double glazing throughout. The generously proportioned integral garage can be accessed from the front of the house, and offers an ideal home-gym space, workshop or additional storage space.

Externally, the property enjoys a manicured

front garden laid to lawn with attractive planted borders, a Monoblock driveway providing off-street parking for two vehicles, and a side pathway. The landscaped rear garden is a private suntrap, thoughtfully designed with a patio seating area, gravelled sections, paved walkways and well-stocked beds and borders planted with scented rose bushes and hydrangeas.

### Extras

Extras to be included in the sale are all curtains and blinds, and kitchen appliances.

### EPC Rating

The energy efficiency rating of this property is band C.

### Council Tax

This property is subject to council tax band F.





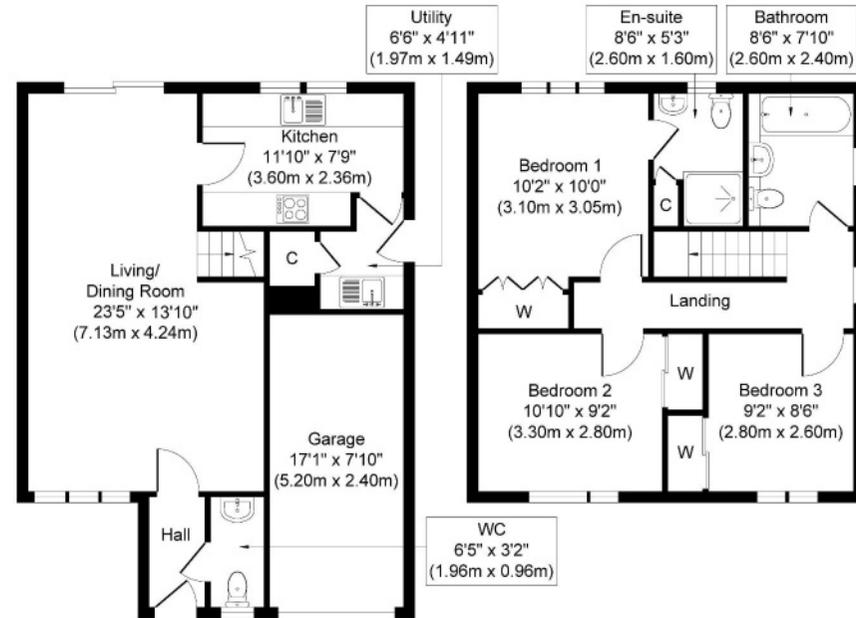
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**Ground Floor**

**First Floor**

**Approximate Floor Area  
1126 sq. ft  
(104.65 sq. m)**

### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.