



Solicitors & Estate Agents



10/1 Scone Gardens

Willowbrae | Edinburgh | EH8 7DQ

A rarely available five bedroom double upper villa, beautifully enhanced by an architect designed attic conversion and finished to an exceptional specification throughout. Occupying a sought after position in the popular Willowbrae area of Edinburgh, this impressive home seamlessly combines elegant period charm with contemporary style, offering generous and versatile accommodation ideally suited to modern family living, further complemented by a private rear garden.

-  5 bedrooms
-  1 public room
-  2 bathrooms
-  Rear garden
-  On street parking
-  EPC rating – C
-  Council tax band - E



Description

Upon entering, you are welcomed by a bright hallway with an entryphone system and useful storage. Straight ahead lies the true heart of the home – a stunning open plan living space featuring a bay windowed lounge with decorative cornicing, a gas fire and traditional Edinburgh press, flowing seamlessly into the dining area and well appointed kitchen, fitted with a range of wall and base units, co-ordinated worktops and splashback tiling. A practical utility room is located just off the kitchen. The accommodation on this level is completed by three generous double bedrooms, two of which feature decorative fireplaces, while the principal bedroom enjoys the luxury of a dedicated dressing room with built in wardrobes, together with a stylish family bathroom fitted with a contemporary suite. Upstairs, the architect designed conversion provides two further double bedrooms, one of which would make an excellent family room, together with a beautifully appointed bathroom incorporating a roll top bath, rainfall shower with privacy screen and heated towel rail, along with a separate WC. The property further benefits from gas central heating, double glazing, and underfloor heating in both the upstairs bathroom and WC.



Extras

Included in the sale will be the seven ring gas hob and double oven, fridge/freezer, washing machine, dishwasher, and garden shed and bike store.

Garden and parking

To the rear, the property enjoys a private, fully enclosed garden incorporating a lawn, decking and a charming seating area, providing the perfect setting for outdoor dining, entertaining and relaxing during the warmer months. Parking is on street and is unrestricted.

Viewing

By appointment through Neilsons (0131 625 2222).





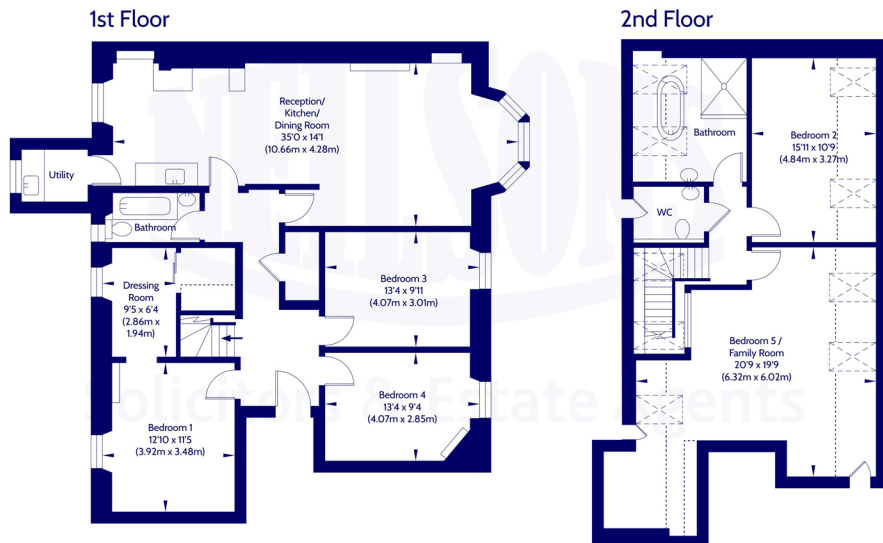
Location

Scone Gardens enjoys a superb location in the capital's sought after Willowbrae area, to the east of Edinburgh's city centre. Located close to Holyrood Park and Arthur's Seat, the area boasts local shops and services within easy walking distance, including a nearby *Morrisons*. Excellent local bus services provide swift access to the city centre and surrounding areas, including Edinburgh's popular seaside district, Portobello. Well regarded local schooling is available from nursery to secondary level and a wide choice of sporting and recreational facilities can be found close by, including the international standard Meadowbank Sports Centre.





Approx. Gross Internal Floor Area 163 Sq M / 1751 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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