










13/1 Scone Gardens

Willowbrae | Edinburgh | EH8 7DQ

Fantastic opportunity to acquire this impressive and immaculately presented four-bedroom upper villa, occupying a sought-after position within the popular Willowbrae area of the capital. Boasting spacious accommodation, a private rear garden, and a wealth of charming period features, the property is ideally located close to excellent amenities, reputable schooling, and superb transport links, making it an outstanding purchase for professional couples and growing families.

-  4 bedrooms
-  2 public rooms
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - E



Description

The accommodation begins with a welcoming entrance hallway, benefiting from a large storage cupboard providing excellent everyday practicality. The elegant bay-fronted lounge is bright and airy, featuring beautiful traditional cornicing together with a charming Edinburgh press cupboard, creating a wonderful space to relax and entertain. The spacious kitchen/diner is well appointed with a range of integrated white goods and offers ample room for dining furniture. Finished with a Belfast sink, mood-setting under-unit lighting, and generous worktop and cupboard space, it provides a practical yet sociable heart of the home. A separate utility room offers additional fitted storage together with space for further white goods. Bedrooms one and two are both comfortable double rooms, each offering ample space for freestanding furniture and a variety of layout options. Bedrooms three and four are two further generously sized doubles, both benefiting from useful under-window storage while providing excellent flexibility as additional bedrooms, home offices, or hobby rooms. Completing the accommodation is the fully tiled bathroom, fitted with a white suite incorporating a shower over the bath.



Further benefits include a secure door entry system, gas central heating and double glazing.

Gardens & Parking

Externally, the property enjoys a lovely private split-level rear garden incorporating a patio seating area, decorative chip stone section, and attractive planters, providing an excellent outdoor space to enjoy. There is access to a large attic which offers scope to extend, subject to necessary planning consents (access is currently shared with another upper villa via the communal stair). For the car owner, unrestricted parking can be found on-street to accommodate both residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, hood, fridge-freezer, washing machine, and microwave, freestanding dryer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





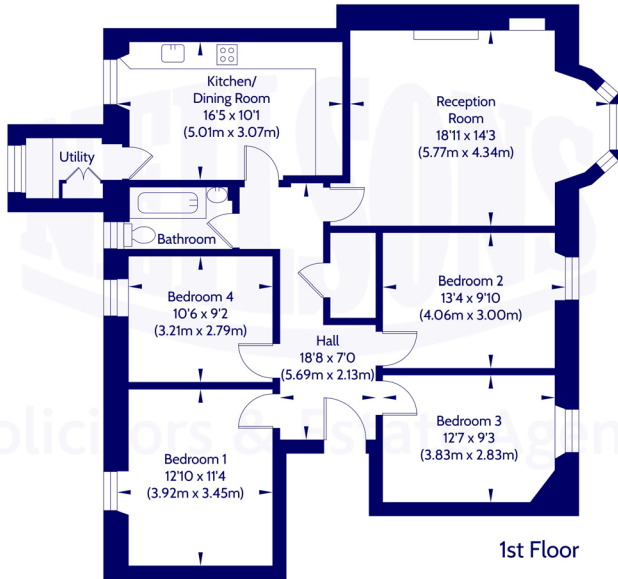
Location

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 107 Sq M / 1155 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

