

32 Lilyhill Terrrace, Off Meadowbank Crescent, Edinburgh, EH8 7DU

OFFERS AROUND £250,000

dm
property

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- Mid terraced villa with own garden
- Modernisation required
- Bay-windowed sitting room with gas fire
- Kitchen/breakfast room and handy storage/utility area
- 2 double bedrooms and bright bathroom
- Gas central heating and double glazing
- Peaceful setting beside Holyrood Park
- EPC C

Description

This Edwardian terraced house (70sqm) is quietly located beside Holyrood Park with far-reaching views of the Firth of Forth. The property is of solid brick construction and despite requiring modernisation, it will appeal to purchasers of all age groups seeking a character home with private garden ground. The classic entrance vestibule opens into a hallway which has a staircase rising to the upper floor. A bay-windowed public room featuring a Living-flame gas fire is positioned to the front. The kitchen/breakfast room has a sunny aspect, external door to the rear garden and versatile utility area. Both bedrooms are doubles and the bathroom is bright.





Central heating and Double Glazing

Gas central heating is complemented by UPVC double glazing.

Garden

There is a small gated front garden and tiered west-facing rear garden which has been designed for ease of maintenance. There is a handy garden store.

Location

Occupying an elevated position, Lilyhill Terrace is an extremely quiet street in which properties seldom become available. It forms part of the Meadowbank/Willowbrae residential district which is directly bounded by the delightful Holyrood Park. Always a popular choice in East Edinburgh, it is less than two miles from Princes Street and quite literally a few minutes car/bus journey away from Portobello (Edinburgh's seaside), Duddingston Loch and several golf courses. A host of amenities are immediately accessible including large supermarkets, a church, library, tennis/squash courts, convenience stores, hairdresser, schools and a newly completed sports complex. Excellent bus services operate and there are a number of cycle routes.

Extras

The carpets, kitchen appliances and blinds are included in the sale price.

Valuation

The property has been valued by surveyors at £285,000 to reflect its current condition. The Home Report is available via the ESPC website.

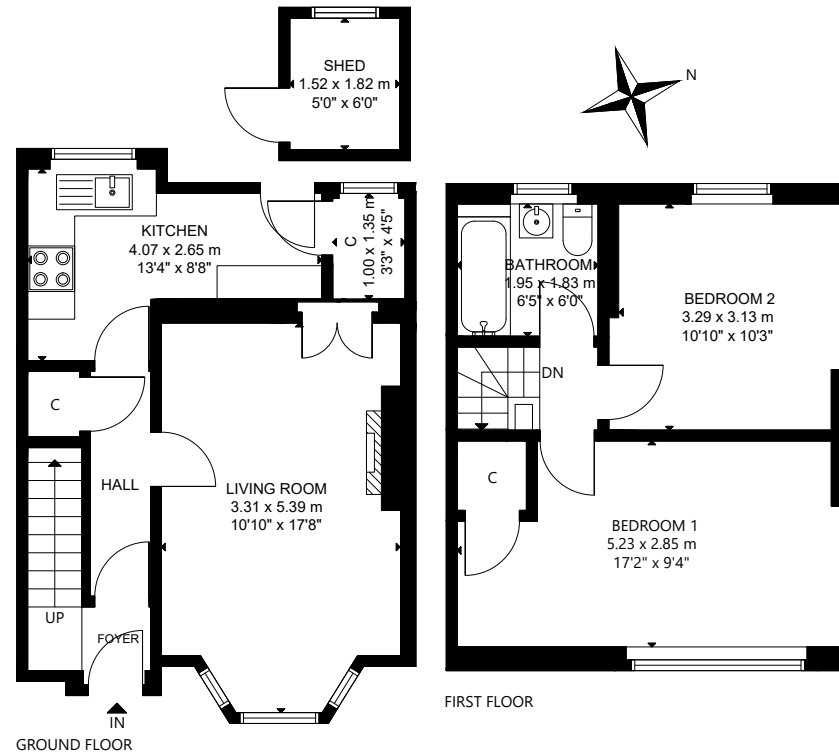
Council Tax and Energy Performance certificate

The EPC rating is C and it lies in Council Tax band D.

Viewing

Viewing is by appointment with the Agent - telephone 0131 229 3399 (or 0759 58 20611 out with office hours).





32 LILYHILL TERRACE, EDINBURGH EH8 7DU
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 747 SQ FT / 70 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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