



**17 South Elixa Place**  
Edinburgh, EH8 7PG

A

"17 South Elixa Place is an immaculately presented four bedroom detached family home in move-in condition"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING / DINING ROOM
- KITCHEN
- CONSERVATORY
- WC
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BEDROOM 4 / HOME OFFICE
- ENSUITE SHOWER ROOM
- BATHROOM
- INTEGRAL GARAGE
- DRIVEWAY
- ENCLOSED REAR GARDEN





## 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 F, however, please check with the local authority.

## DESCRIPTION

17 South Elixa Place is an immaculately presented, bright and exceptionally spacious 4 bedroom detached family home, situated within a tranquil cul-de-sac bordering Baronscourt Park.

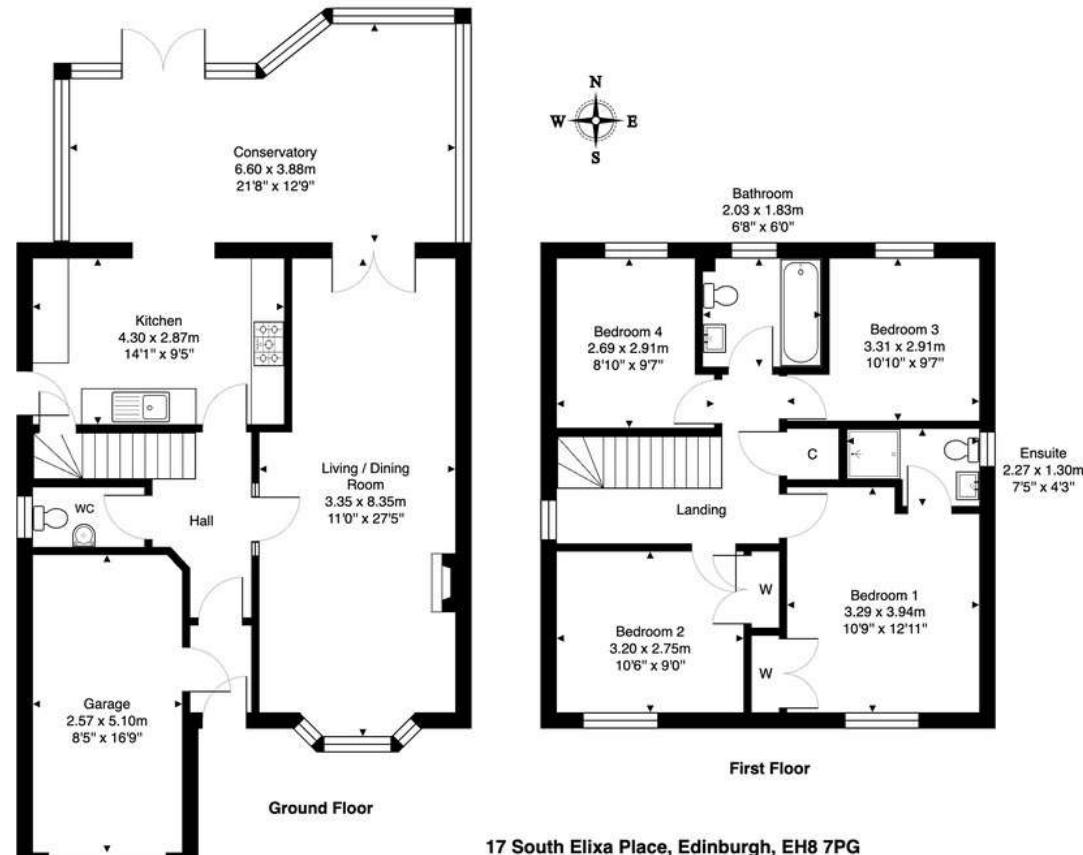
Offered in genuine move-in condition with impeccable interior and ample storage, the accommodation comprises: entrance vestibule; welcoming hall with WC off; tastefully decorated living / dining room with bay window, feature fireplace and double doors leading to conservatory; stylish and modern kitchen with access to side of the property; impressive and generously sized conservatory with patio doors leading to rear garden; carpeted stair to upper landing with window and cupboard off; double bedroom 1 with built-in wardrobe and ensuite shower room; double bedroom 2 with built-in wardrobe; double bedroom 3 which is currently utilised as a study / home office; bedroom 4 and bathroom with shower over bath.

Further benefits include: gas central heating; double glazing; partially floored attic; Virgin Media broadband; driveway; integral garage; side access to low-maintenance enclosed rear garden with sandstone patio; excellent local amenities and great transport links.

## EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 142.1 m<sup>2</sup> ... 1530 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**ANNAN**  
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