



6 Scone Gardens

WILLOWBRAE | EDINBURGH | EH8 7DQ



MURRAY
BEITH
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6 Scone Gardens is an extremely well-presented and spacious, mid-terraced family home with private front and rear gardens. The property has been fully modernised to a very high standard and is in walk-in condition. .

Entrance vestibule; welcoming hall with storage cupboards; living room with real flame gas fire and timber mantel piece with tiled hearth; fantastic dining kitchen with a great range of wall mount and floor standing units, integrated appliances and ample space for a dining table and chairs; double bedroom 4 with views to the rear garden; master bedroom with wardrobes and en-suite shower room; double bedroom 2; double bedroom 3; family bathroom with white three-piece suite comprising WC, wash hand basin and bath. On the lower ground floor is an additional family bathroom with white three-piece suite and spacious cinema room. A large, floored attic has been lined and insulated, accessed via a fold-down timber ladder and is suitable for a number of uses and with future potential for conversion to 2 further bedrooms and a bathroom, subject to obtaining the necessary permissions.

Front garden with flagstone patio, timber seating and privet hedge. Secure rear garden with synthetic grass for easy maintenance, two decking areas and timber planters together with a bamboo hedge. The garden shed is included in the sale.

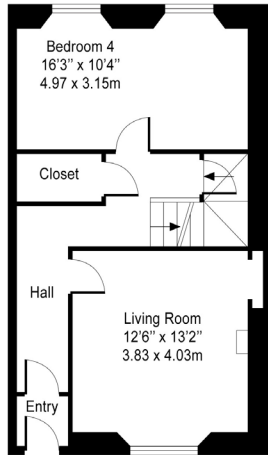
Unrestricted parking is available on the surrounding streets.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". The integrated appliances - gas hob, oven, dishwasher, washing machine and fridge freezer are all included in the price.

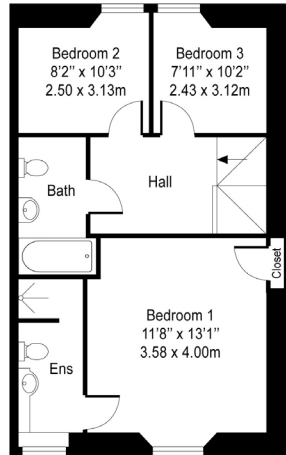




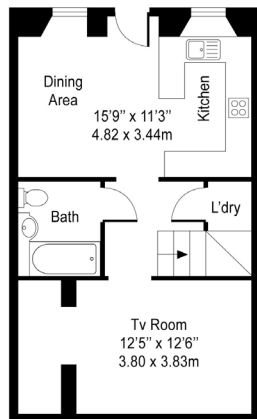
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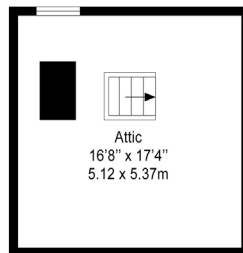
GROUND FLOOR



1ST FLOOR



LOWER GROUND FLOOR



ATTIC

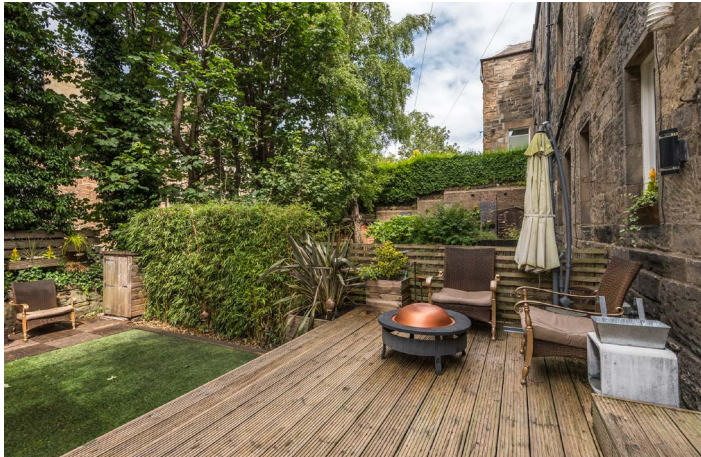
Location

Willowbrae is an established and popular residential area which lies a short distance to the east of the city centre, right on the doorstep of Holyrood Park and Arthur's Seat, with all the walking and cycling paths they offer. Within the immediate vicinity there is an excellent range of amenities including a range of local shops, a Post Office, bank, bowling green, the Abercorn tennis and squash club, together with additional sports facilities at the newly developed Meadowbank Sports Centre which, having undergone a £47m refurbishment, now offers a wide range of indoor and outdoor sports. Further shopping is available at Meadowbank Retail Park, featuring a range of shops including a Sainsbury's supermarket. Portobello also features a wonderful seafront promenade and beach, whilst Fort Kinnaird Park is also a short drive away. An efficient public transport system runs to and from the city centre with regular buses from London Road, and the city bypass provides quick access to the A1 and motorway network of central Scotland. Schooling is well-presented locally from nursery to senior level in both public and private sectors.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.