

2 Williamfield Square
Edinburgh, EH15 1AS



"2 Williamfield Square is a charming, bright and spacious 3-bedroom maisonette"

- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station 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 Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and golf courses.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



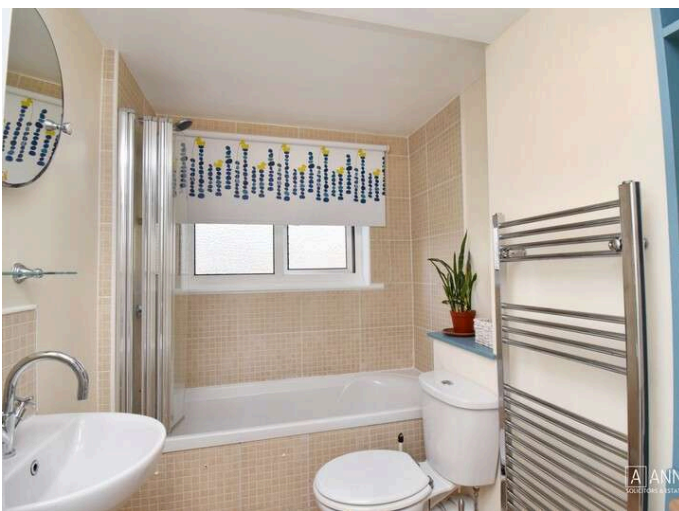
DESCRIPTION

2 Williamfield Square is a charming, bright and spacious 3-bedroom maisonette, situated close to Portobello's excellent local amenities and transport links. Offered to the market in good decorative order, the accommodation comprises: entrance hall with carpeted stairway to the 1st floor; open plan living/dining room with patio doors opening to the enclosed rear garden space; modern, well-equipped kitchen with integrated electric double oven, stainless steel gas hob, extractor hood and integrated dishwasher, solid oak work surfaces, access to under-stair storage cupboard and serving hatch to living/dining room; generous double bedroom 1 with fitted mirrored wardrobes; double bedroom 2 with storage cupboard off; single bedroom 3 with fitted storage and contemporary family bathroom with fitted storage and shower over bath. Externally, private gated front garden laid to lawn with patio area, outside tap and external storage cupboard, exclusive use of an enclosed rear garden area and unrestricted street parking. Further benefits include: gas central heating; double glazing and Virgin broadband.

EPC RATING

The energy efficiency rating for this property is band C.

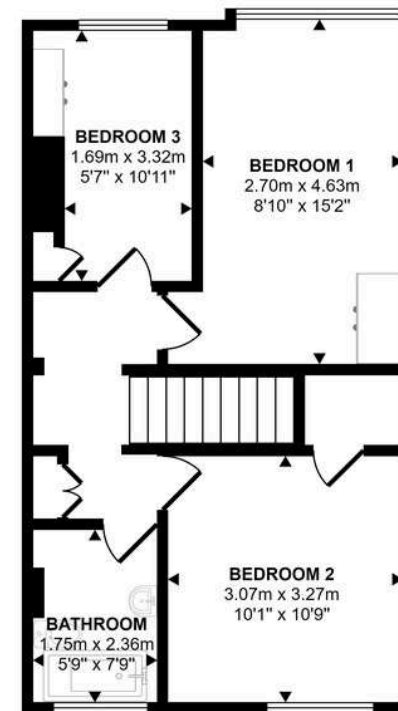
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approx Gross Internal Area
 80 sq m / 865 sq ft



Ground Floor
 Approx 35 sq m / 382 sq ft



First Floor
 Approx 45 sq m / 483 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



266-268 Portobello High Street,
 Edinburgh, EH15 2AT
 T: 0131 669 2121
 Fraser Falconer - 07825 951348
 admin@annan.co.uk



Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
 Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565