



33 Baronscourt Terrace
Edinburgh, EH8 7EN

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"Baronscourt Terrace is a spacious main door lower villa, situated in the highly sought-after Willowbrae district"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING ROOM / BEDROOM 3
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- DRIVEWAY & SINGLE GARAGE
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





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. Waverly and Brunstane 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, Queen Margaret University and Edinburgh University. 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. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. 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 E, however, please check with the local authority.

DESCRIPTION

Baronscourt Terrace is a bright and spacious two bedroom main door lower villa, situated in the highly sought-after district of Willowbrae.

Offering a flexible layout, the accommodation comprises: entrance vestibule; welcoming 'L' shaped hallway with deep cupboard off; generously proportioned living room with impressive bay window allowing natural daylight to flood in and Edinburgh Press; sizable dining room, which could be utilised as double bedroom 3, with access to rear garden; well-equipped kitchen with cupboard off and access to garden; double bedrooms 1 & 2 and bathroom with electric shower over bath.

Further benefits include: gas central heating; double glazing; front garden laid to lawn; driveway leading to single garage; private rear garden laid to lawn with patio area; unrestricted on street parking; excellent local amenities and great transport links.

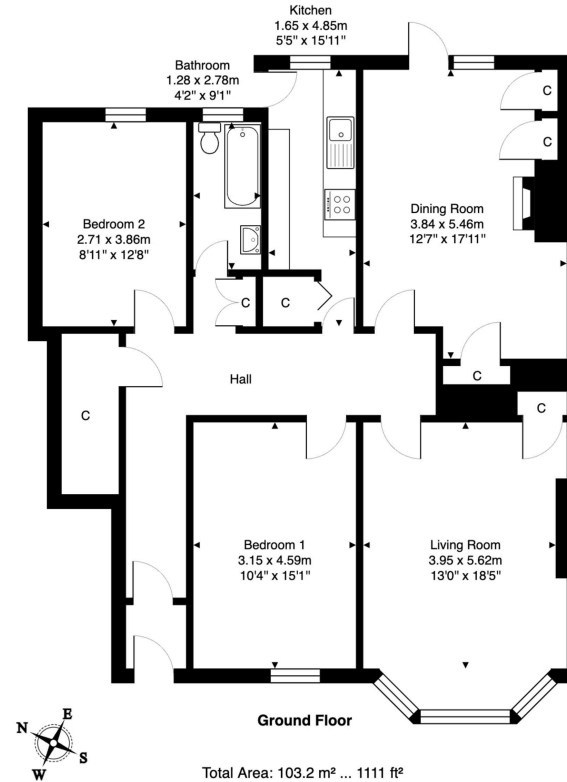
EPC RATING

The energy efficiency rating for this property is band D

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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