



8 Wolseley Crescent, Edinburgh, EH8 7DF

Attractive three-bedroom lower villa with basement level and private front & rear gardens

URQUHARTS
EDINBURGH



DESCRIPTION

8 Wolseley Crescent is a well-presented and spacious three-bedroom lower villa, with accommodation over two levels, private front patio and rear garden. Situated in the desirable Willowbrae area, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property retains many original period features including working shutters, fireplace and cornicing.

Entrance vestibule and welcoming hall; bright and spacious living room with gas fireplace and triple windows overlooking the front patio; three good-sized double bedrooms, one with built in wardrobe; box room; and a bathroom with three-piece suite. On the basement level, there is a fitted dining kitchen with wall and base units, appliances and direct access to the rear garden; and a utility room.

ACCOMMODATION

Entrance hall. Living room. Kitchen / Dining room & Utility room. Three double bedrooms. Bathroom. Box room.

Gas central heating. Double glazing. Well-maintained front patio and rear garden mainly laid to lawn with patio area and external store/shed. Unrestricted on-street parking.

LOCATION

Wolseley Crescent is situated in the popular area of Willowbrae, which lies a short distance to the east of the city centre. Local shops cater for everyday needs, with a Sainsbury's and Lidl at Meadowbank, Morrison's on Portobello Road and more extensive shopping available at Fort Kinraid Retail Park, all within easy reach. Historic Leith, Portobello and Musselburgh are only a few miles away offering a further choice of specialist shops and services. Several recreational facilities nearby include newly refurbished Meadowbank Sports Centre, the open spaces of Holyrood Park, Arthur's Seat, Figgate Park and Duddingston Golf Course, as well as Portobello baths and beach promenade. Catchment schools in the area include Parsons Green Primary, St John's RC Primary School, Portobello High, and Holyrood RC High, with the University of Edinburgh's Moray House Campus, Edinburgh College (Jewel & Esk campus) and Queen Margaret University





campus nearby. There is an efficient bus and tram service running throughout the city and surrounding areas, and road links are very accessible out to the City Bypass and main motorway networks as well as Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing. Waverley Station is easily accessed by bus, on foot or by bike.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

The property has an Energy Rating Category D

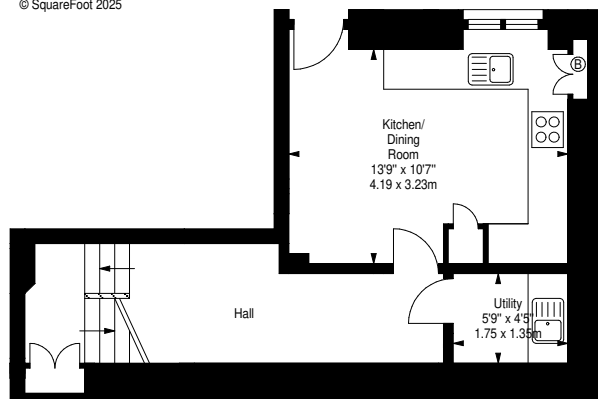
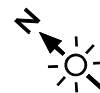
Tenure Freehold



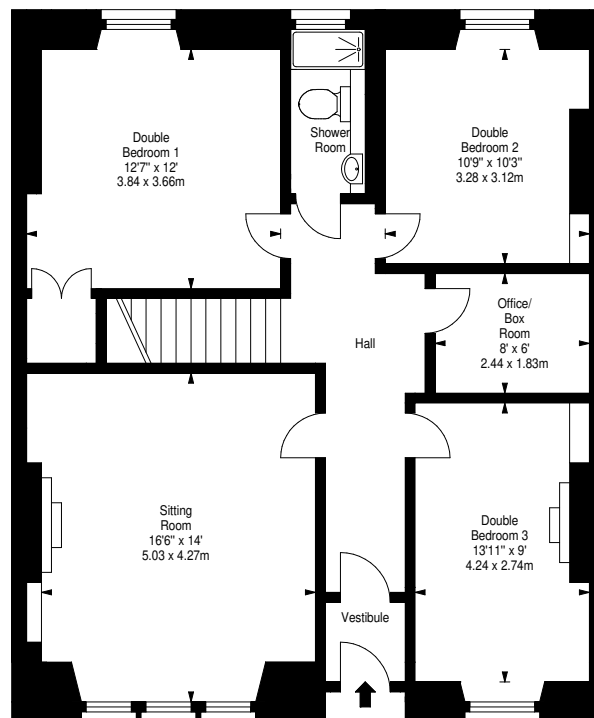
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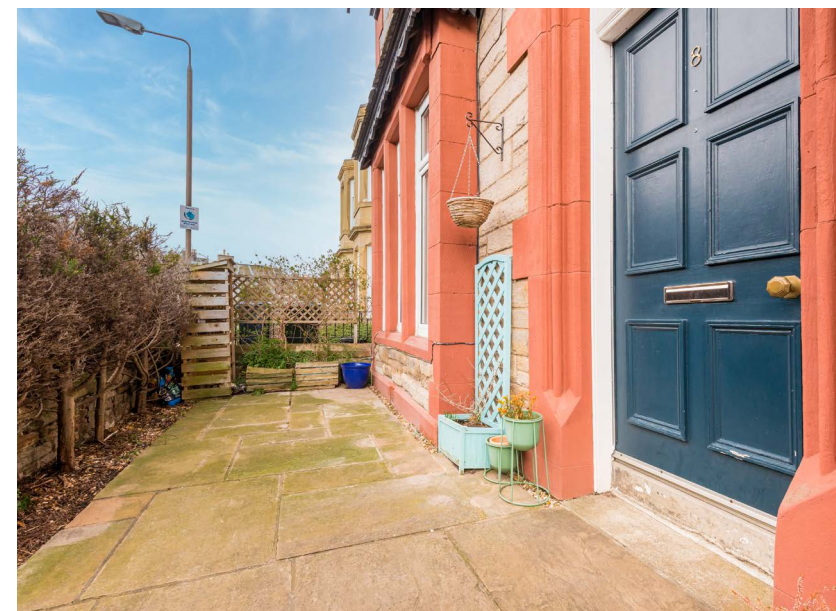
Approx. Gross Internal Area
1226 Sq Ft - 113.90 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Lower Ground Level



Ground Level



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.