

# 25 Kenmure Avenue

Willowbrae, Edinburgh EH8 7HD



**RALPH SAYER**  
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# Delightful

## Victorian terraced house

25 Kenmure  
Avenue

Set on a peaceful street in desirable Willowbrae, this delightful two-bedroom, two-reception room Victorian home offers a seamless blend of classic architectural charm and welcoming interiors. Constructed in red sandstone around 1900, the house is arranged over two principal floors, with a substantial lower-ground cellar offering scope for conversion (STTP). The private gardens are a true sanctuary in the city, both thoughtfully designed and lushly planted. The surrounding area provides excellent local amenities within walking distance as well as the city's iconic Holyrood Park, just moments away.

### General Features

- Late Victorian mid-terraced house (c.1900)
- Tasteful interiors with modern country styling
- Original features retained throughout
- Exciting development potential (STTP)
- Gas central heating and double glazing

### Accommodation Features

- Vestibule with traditional door and tiled floor
- Hall with stripped pine flooring and impressive staircase
- Generous living room with bay window and fireplace
- Dining room with garden views and Edinburgh press
- Shaker kitchen with direct garden access
- Bright landing lit by traditional cupola
- Main bedroom with twin windows and feature fireplace
- Second bedroom overlooking the front
- Modern, fully tiled bathroom with shower over bath
- Beautifully styled guest WC

### Exterior Features

- Private and enchanting front and rear gardens
- Generous cellar accessed from the rear garden
- Convenient, unrestricted on-street parking



# Set on a peaceful street

in desirable Willowbrae

25 Kenmure  
Avenue





# Welcome inside

number 25

Set behind a beautifully landscaped front garden with climbers framing the traditional red sandstone façade, the house makes a wonderfully welcoming first impression. The front door swings open to reveal generous vestibule with original mosaic floor tiles.

Beyond the vestibule lies a characterful entrance hall, boasting stripped pine flooring, a dado rail, and original doors - showcasing the retained period features on offer. A wide staircase, also stripped to the wood, is naturally lit from a cupola.





# The sunny bay windowed Living room





Positioned to the front of the house and benefitting from a sunny south-western aspect, the generous living room is flooded with natural light through a wide bay window. Elegant features include ornate cornicing, a traditional picture rail, and a striking fireplace with a living flame gas fire insert. The space is ideal for both relaxation and entertaining, while the bay window frames charming views over the planted front garden.





# The versatile dining room & Adjoining kitchen

To the back of the house, the dining room enjoys lovely rear garden views and a peaceful ambience. Generous floorspace, complemented by an Edinburgh press, ensure ample space a large dining table. This inviting room connects directly to the kitchen, creating a natural flow for everyday living and entertaining.

EXTRAS: Included in the sale are all the fitted floor coverings, light fittings, window dressings, and cooker. Please note, the matching light fixture in the Dining Room and upstairs landing will be removed prior to the date of entry and a flex and bulb will be put up in place.





Compact and full of character, the kitchen is fitted with cream-toned Shaker-style units, a solid wood worktop and a ceramic sink. A large window above the sink provides a picturesque view over the rear garden. There is space for a cooker and an undercounter washing machine. A door provides direct access to the outdoors, making outdoor dining and gardening convenient.







# Two bedrooms

lead off a a bright first-floor landing



A beautiful timber staircase leads up to a bright first-floor landing, naturally lit by a traditional glazed cupola. From here, there is access to the two bedrooms and a bathroom.

The principal bedroom lies to the rear of the house, overlooking the garden, and spans the full width of the property. This tranquil, light-filled room features twin sash windows, a decorative fireplace, and generous proportions for freestanding furniture. With its neutral palette and classic finishes, it provides an elegant yet restful retreat. To the front of the house, the second bedroom is ideal as a guest room, child's bedroom, or home office, enjoying a peaceful outlook and a bright, fresh finish.







# A modern

## bathroom & stylish wc

The recently upgraded bathroom is finished in large-format grey tiling and crisp white walls. A white three-piece suite includes a pedestal basin, WC, and a shower-over-bath with glazed screen. A tall mirror and heated towel rail complete this practical and polished room.

The guest WC, on the ground floor, offers a stylish touch, with vibrant tropical botanical wallpaper, a pedestal basin, and white sanitary ware.







# Enchanting

## private gardens



meanders between raised beds and pots brimming with seasonal flowers, herbs and mature shrubs. A central seating area provides a perfect space for outdoor dining and relaxing.

Accessed externally from the rear garden, a generous cellar offers outstanding potential for development, subject to the appropriate planning permissions. Currently used as storage, it presents a valuable opportunity for future living space or studio use.

Ample on-street parking is available directly outside the property on Kenmure Avenue, conveniently with no restrictions.

The home is set behind a well-tended private front garden, with raised flower beds, mature shrubs and climbers. The rear garden has been lovingly designed and planted to create a secluded, thriving oasis. A brick-paved path



## Property Name

25 Kenmure Avenue

## Location

Willowbrae, Edinburgh EH8 7HD

## Approximate total area:

121.7 sq. metres (1310 sq. feet)

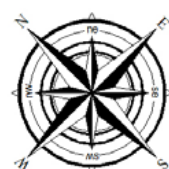
The floorplan is for illustrative purposes.  
All sizes are approximate.

- Ground floor
- First floor
- Cellar

EPC Rating - D

Council Tax Band - E

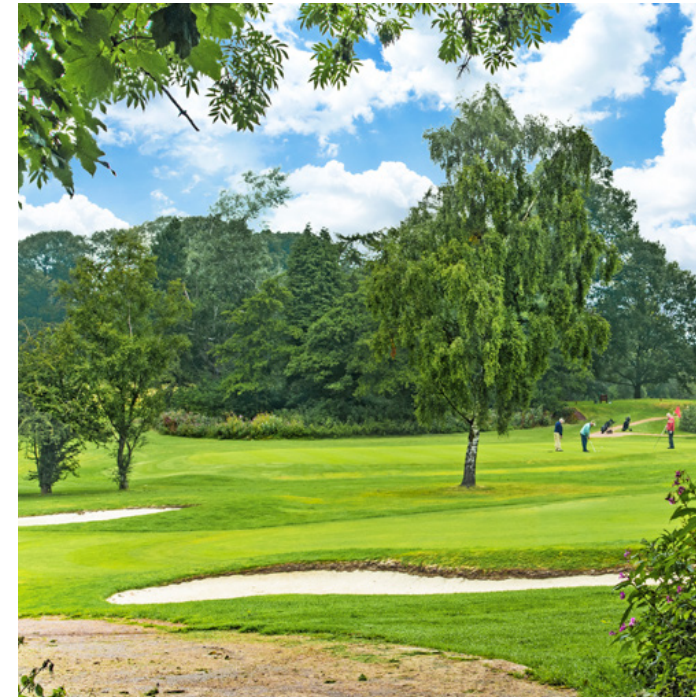
Home Report Value - £410,000





# Willowbrae

A peaceful, yet very well-connected location



25 Kenmure Avenue enjoys a peaceful, yet very well-connected location with a range of amenities within a 10-minute walk from the property. Situated at the foot of Holyrood Park, the tranquil residential area of Willowbrae lies just over two miles east of the city centre and boasts incredible far-reaching views over the Firth of Forth and the green hills of Holyrood Park. The area is home to a good range of minimarkets, independent retailers, and restaurants and pubs, with more extensive shopping facilities available in nearby Meadowbank Shopping Park and the city centre. Outdoor lovers are spoilt for choice with Holyrood Park, Arthur's Seat, and Calton Hill all on the doorstep, offering the perfect setting for a relaxing stroll or an invigorating hike with captivating panoramic views of the city and beyond. For the golf enthusiast, Craigentiny, Portobello, and Duddingston golf courses are all within easy reach.

Nearby Meadowbank Sports Centre offers unrivalled indoor and outdoor sports facilities, following a state-of-the-art refurbishment. Additional facilities can be found a short drive away at Portobello Swim Centre and the Royal Commonwealth Pool. Willowbrae falls in the catchment area for highly-regarded primary and secondary schools, as well as being ideally placed for some of the capital's finest independent schools. The area enjoys fantastic transport links, with day and night buses across the city. Waverley train station as well as the tram hub are both just a short distance away and thanks to Willowbrae's close proximity to the A1, commuting from the area is swift and convenient.



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**dream property!**



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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.