

COULTERS®



28 BARONSCOURT TERRACE

WILLOWBRAE, EDINBURGH, EH8 7EP

2 BED

1 BATH

1 PUBLIC

TAKE A LOOK INSIDE

Nestled in the ever-popular Willowbrae district, this traditional upper villa offers generous proportions, flexible accommodation, and a private garden – all within walking distance of Holyrood Park and Portobello. With delightful period details and versatile living space, the property presents an ideal opportunity for buyers seeking a home with character that they can modernise and make their own.

Set behind a private entrance, the flat occupies the entire first floor of a handsome stone-built property. Internally, it offers the scale and ceiling heights typical of its era, along with original features including ornate cornicing, a ceiling frieze, and timber detailing. While well maintained, the interiors now offer scope for thoughtful upgrades throughout.

The main living space is a beautifully proportioned bay-windowed reception room, filled with natural light and complemented by a handsome fireplace and decorative cornice work. The spacious dining kitchen, positioned to the rear of the property, features a stable door to the garden and direct views to Arthur's Seat.

The layout currently includes two bedrooms – a generous principal room with green outlooks over Willowbrae Bowling Club and a second box bedroom with skylight and built-in storage – though the living room could be reconfigured as an alternative/additional bedroom if desired. The bathroom, while bright and functional, offers an excellent footprint for reconfiguration or upgrading to contemporary standards.

KEY FEATURES



Upper villa flat with great potential.



Private garden to rear.



Walking distance of Holyrood Park & Portobello Beach.



EPC Rating - D



Boasting beautiful, retained period features.



Unrestricted on-street parking.



Excellent bus service into the city centre.



Council Tax Band - E



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Externally, the property enjoys a private rear garden laid to lawn and accessed via a traditional spiral staircase. There is ample on-street parking available on Baronscourt Terrace, with no restrictions.



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THE LOCAL AREA

Willowbrae is a residential suburb located in the eastern part of Edinburgh. The neighbourhood of Willowbrae is known for its picturesque surroundings and green spaces, with many parks and recreation areas nearby such as beautiful Holyrood Park. The area benefits from transportation links, with regular bus services connecting to the city centre and surrounding areas.

The nearby A1 road provides easy access to the wider Edinburgh area and the rest of Scotland. Willowbrae boasts a range of local amenities, including a variety of shops, supermarkets, pubs, and restaurants. The area also boasts several schools, making it a popular choice for families. For leisure activities, residents can enjoy easy access to Portobello Beach, which offers a beautiful sandy coastline and promenade for walks, cycling, and picnics. Additionally, Abercorn Tennis Club (on Abercorn Crescent) and the Meadowbank Sports Centre nearby provides facilities for various sports activities.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price.

HOME REPORT VALUATION: £325,000





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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.