



30 Paisley Avenue
Edinburgh, EH8 7LG

A

"30 Paisley Avenue is a rarely available bright and well-proportioned family home nestled within an quiet residential street"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN
- DOUBLE BEDROOM ONE
- DOUBLE BEDROOM TWO
- DOUBLE BEDROOM THREE
- DINING ROOM
- CONSERVATORY
- SHOWER ROOM
- GARAGE
- OUTBUILDING
- FRONT & REAR GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZING





30 Paisley Avenue, Willowbrae, Edinburgh, EH8 7LG





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. Brunstane and Newcraighall 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 and Queen Margaret University Campus.

Leisure and recreational facilities are provided for by Meadowbank Sports Centre, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatyne 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 F,



DESCRIPTION

30 Paisley Avenue is a rarely available bright and well-proportioned family home nestled within an quiet residential street, this property offers buyers the unique opportunity to adapt the accommodation, while taking advantage of the enviable positioning of this charming semi-detached bungalow. This rarely available flexible family-sized accommodation, comprises entrance vestibule; T-shaped hallway with cupboard space; sitting room with feature gas fireplace; double bedroom to the front; kitchen with ample floor and wall mounted storage cupboards; two further double bedrooms to the rear; dining room leading to the conservatory and family shower room completes the property on offer. Further benefits include gas central heating, double glazing, front garden laid to lawn and mature bushes, Monoblock driveway leading to large garage and a separate outbuilding with a door leading to enclosed rear garden mainly laid to lawn and monoblock with mature shrubs.

EPC RATING

The energy efficiency rating for this property is band D

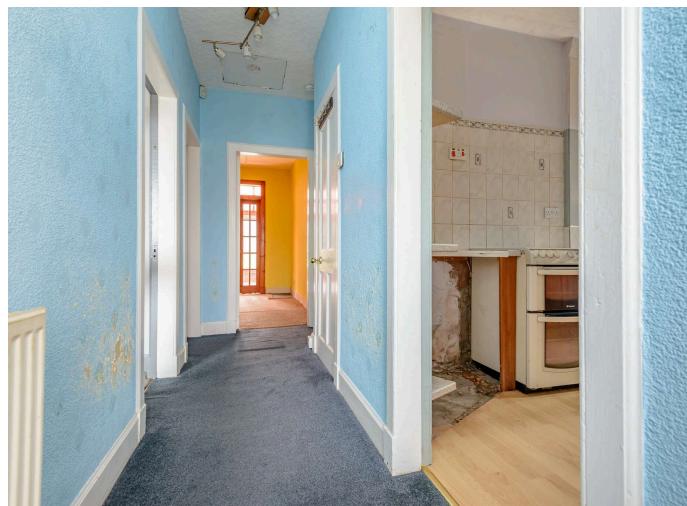




30 Paisley Avenue, Willowbrae, Edinburgh, EH8 7LG

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.

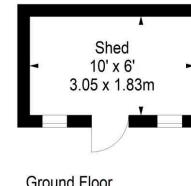
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



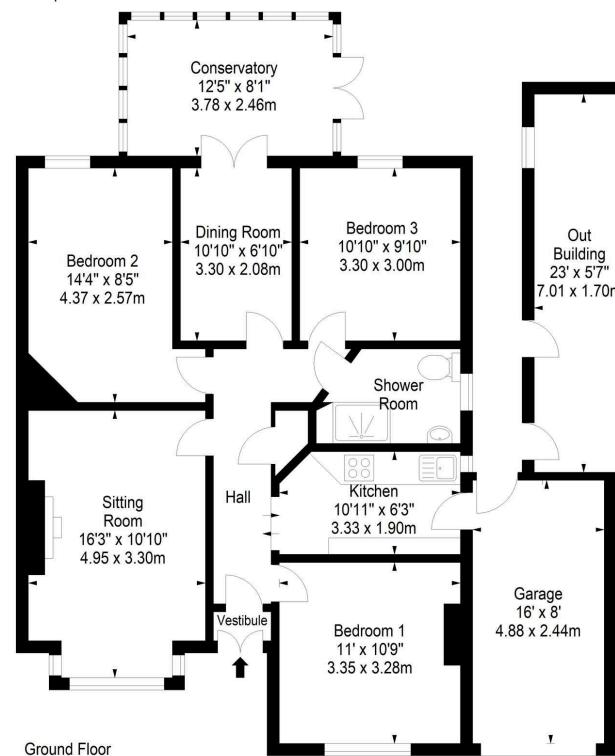
Paisley Avenue,
Edinburgh,
Midlothian, EH8 7LG



Approx. Gross Internal Area
1087 Sq Ft - 100.98 Sq M
(Including Garage)
Out Building
Approx. Gross Internal Area
187 Sq Ft - 17.37 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



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