



41 Paisley Avenue
Edinburgh, EH8 7LG

A

"Paisley Avenue is a generously proportioned and extended five-bedroom semi-detached home"

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING ROOM
- DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- BATHROOM
- SECOND ENTRANCE VESTIBULE
- SITTING/DINING/KITCHEN
- BALCONY
- BEDROOM FIVE (DOUBLE)
- BOX ROOM
- SHOWER ROOM









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, 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 outdoor bowling clubs.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.

The energy efficiency rating for this property is band C



DESCRIPTION

Paisley Avenue is a generously proportioned and extended five-bedroom semi-detached home featuring a well-designed self-contained annexe, presenting an excellent opportunity for additional rental income or independent living. This rarely available and highly flexible family home offers spacious accommodation throughout, early viewing is recommended. The accommodation comprises: a welcoming vestibule leading into a central reception hall; front facing bay-windowed living room; rear facing dining room, large enough to accommodate a table and chairs seating 8; fitted kitchen with ample floor and wall mounted cupboards with an adjacent store, allowing access to the enclosed garden; two well-proportioned double bedrooms and a family bathroom complete the ground floor accommodation. A staircase leads to the first floor, where there are two additional double bedrooms, both with fitted wardrobes, along with a shower room.

The self-contained annexe can be accessed either from Bedroom 3 or via its own private ground-floor entrance. Stairs rise to a spacious upper hall with a shower room off, as well as a further living room with a balcony enjoying impressive open views. The annexe also features a modern high-gloss fitted kitchen, a double bedroom, and a versatile box room, completing the accommodation on offer. To the rear of the property, there is a fantastic garden, mostly laid to lawn, with patio area, perfect for a table and chairs in the summer months. The property further benefits from gas central heating, double glazing and a substantial garage with inspection pit. providing excellent storage and secure parking.

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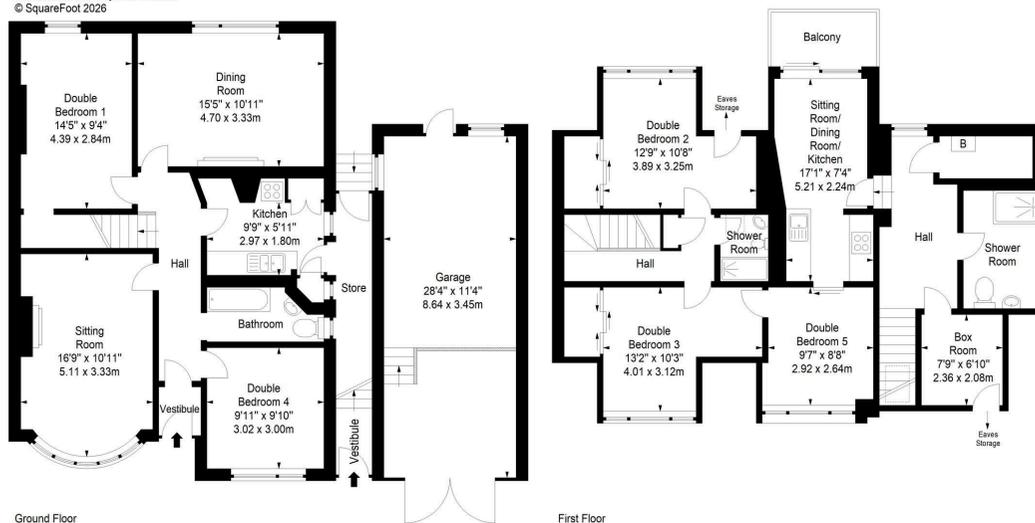
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Paisley Avenue,
 Edinburgh,
 Midlothian, EH8 7LG



Approx. Gross Internal Area
 1882 Sq Ft - 174.84 Sq M
 Garage
 Approx. Gross Internal Area
 311 Sq Ft - 28.89 Sq M
 For identification only. Not to scale.
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