

20 Lismore Crescent

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*Beautifully presented three bed
terraced house in Willowbrae*



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McEwan Fraser Legal is delighted to present this three-bedroom terraced house in Willowbrae. The property is in walk-in condition having been modernised over the last few years.

THE LOUNGE



THE KITCHEN



Internally, the property comprises of:

- Entrance hallway and spacious living area with a bay window facing the front of the property. With period Cornicing and a working gas fire, this space will not disappoint.
- Fully fitted kitchen which has a free-standing range dual fuel cooker with double oven and separate grill, dishwasher and built in bottle fridge. There is a separate utility room and access to the private garden.
- The dining room is accessed across from the kitchen area and is a well proportioned room with working gas fire. From here you will access the central heated conservatory.
- Finally on the ground floor, the under stair cupboard is fully functioning as a WC. Allowing guests and residents to have this convenience on the ground floor.
- From the landing, you can access the three spacious bedrooms which include a master bedroom with built-in walk-in wardrobe space and a further two bedrooms which are functional double bedrooms.
- The main bathroom which is equipped with a three-piece suite with a shower overhead. In addition to this, you will also find access from the landing to a stand-alone shower room which is an excellent use of space and also benefits from a skylight.



THE UTILITY & WC

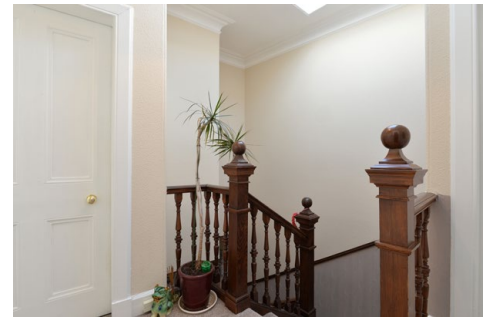


THE DINING ROOM



THE CONSERVATORY





From the landing, you can access the main bathroom which is equipped with a three-piece suite with a shower overhead. In addition to this, you will also find access from the landing to a stand-alone shower room which is an excellent use of space and also benefits from a skylight.

THE HALL & LANDING



THE MASTER BEDROOM





BEDROOM 2 & 3



THE BATHROOM



THE SHOWER ROOM

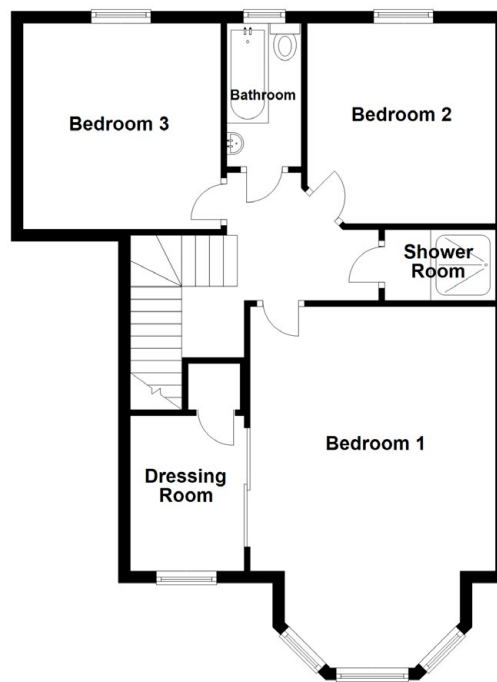
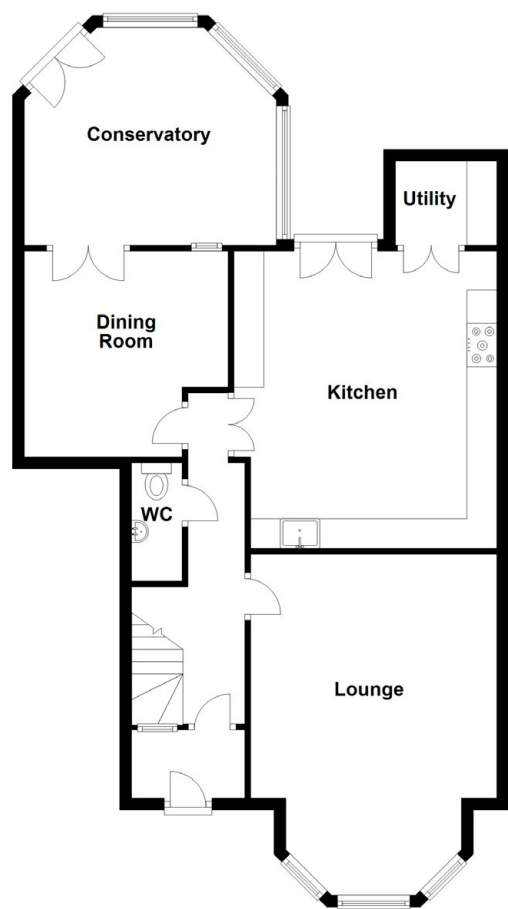


In addition, the property includes free on-street parking. Gas central heating in form of a combination boiler has been equipped as well as UPVC double glazed windows, making this a warm and cost-effective home, year-round.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

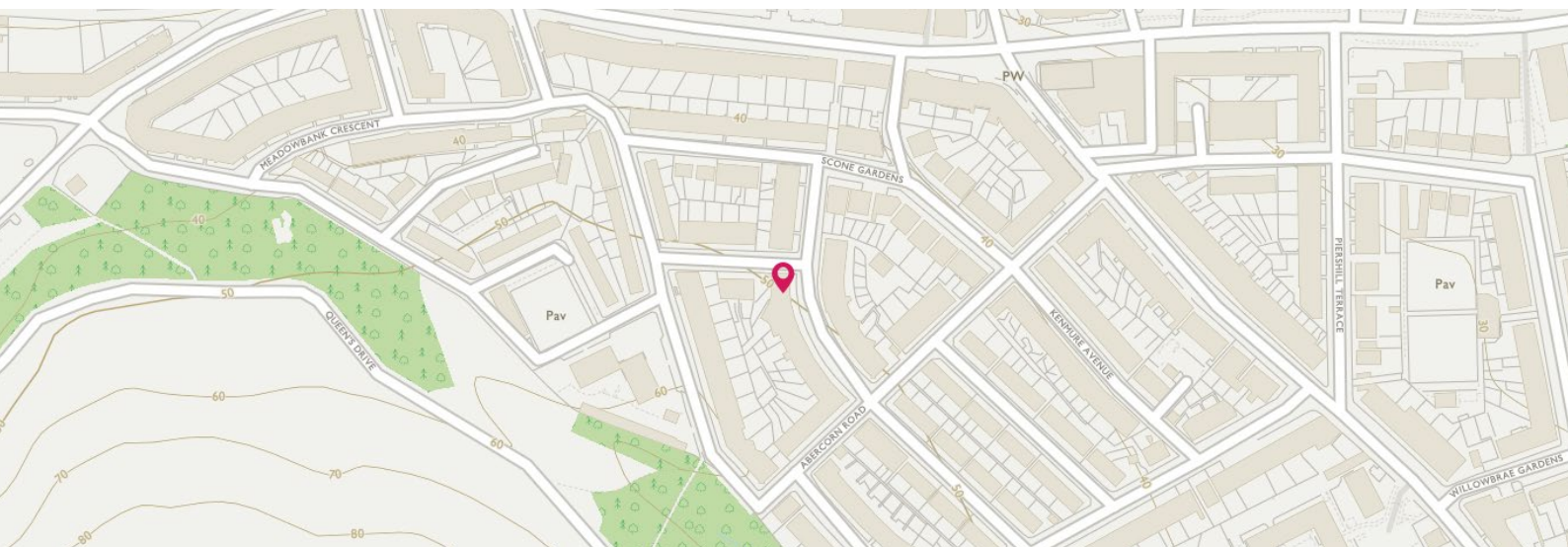
Ground Floor

Kitchen	5.00m (16'5") x 4.41m (14'6")
Lounge	5.73m (18'10") x 4.13m (13'7")
Dining Room	3.46m (11'4") x 3.42m (11'3")
WC	1.99m (6'6") x 0.85m (2'9")
Conservatory	4.23m (13'11") x 3.05m (10')
Utility	1.70m (5'7") x 1.41m (4'8")

First Floor

Bedroom 1	5.68m (18'8") x 4.12m (13'6")
Shower Room	1.86m (6'1") x 1.19m (3'11")
Bedroom 2	3.55m (11'8") x 3.16m (10'4")
Bathroom	2.41m (7'11") x 1.25m (4'1")
Bedroom 3	3.42m (11'3") x 3.11m (10'2")
Dressing Room	2.61m (8'7") x 2.00m (6'7")

Gross internal floor area (m²): TBCm²
EPC Rating: TBC



THE LOCATION

The property on offer is located in the highly regarded Willowbrae area of Edinburgh, which lies to the east of the city centre. Situated at the foot of Holyrood Park, this tranquil residential area boasts some of the best and far-reaching views over the Firth of Forth and the green hills of Holyrood Park.





Willowbrae enjoys a good location for schooling and Edinburgh's universities.

Leisure facilities on offer include a number of bars and restaurants, whilst for the sporting activities, Meadowbank Stadium and Arthur's Seat are close by.

Portobello is also within easy reach, offering all manner of shopping, sporting and recreational facilities. Schooling is well represented from nursery to senior level. An efficient public transport network operates in most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.



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