

47 Paisley Avenue

WILLOWBRAE, EDINBURGH, EH8 7LQ



Beautiful extended four bedroom semi-detached family home in sought after Willowbrae



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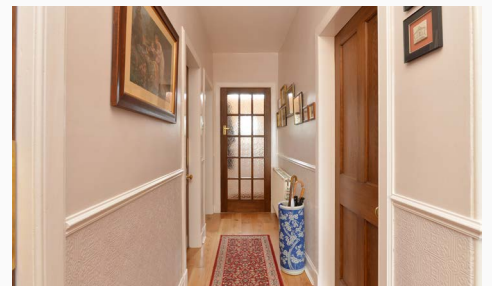
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McEwan Fraser is delighted to present this bright and well proportioned four bedroom semi-detached family home to the market. The property occupies a prime position is sought after Willowbrae with Paisley Avenue enjoying an elevated position off the eastern edge of Holyrood Park. The elevated position offers excellent views across the eastern edge of the city. The property has been thoughtfully extended to the rear, side and into the loft

meaning it now boasts two excellent public rooms, two ground floor bedrooms, two further bedrooms upstairs, kitchen with attached sun room, ground floor shower room, first-floor bathroom and a welcoming entrance hallway. The property also sits in mature landscaped gardens which are a real joy and further benefits from off-street parking, double glazing and gas central heating throughout.



front garden & hallway

lounge/diner



Internally, a full-width rear extension has created a magnificent lounge diner overlooking the rear garden. Bright, spacious and with abundant natural light, a room of these proportions offers fantastic scope for a variety of different furniture configurations. This will afford an incoming purchaser the opportunity to create their ideal entertaining space. French doors from the lounge open onto a terrace that is elevated above the garden and affords fantastic views over surrounding streets towards the east of the city.



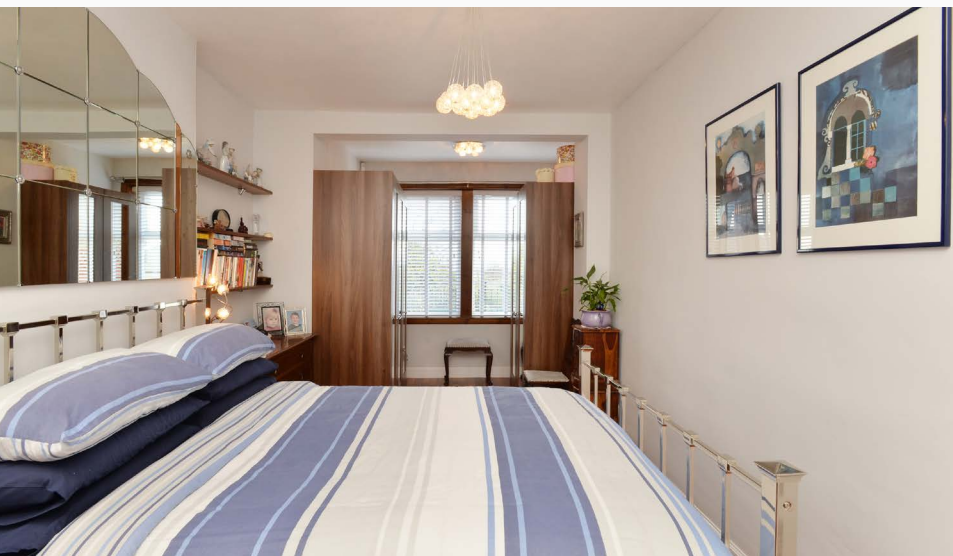
sitting room



A second sitting room faces the front of the property and affords a more cosy and intimate feel.

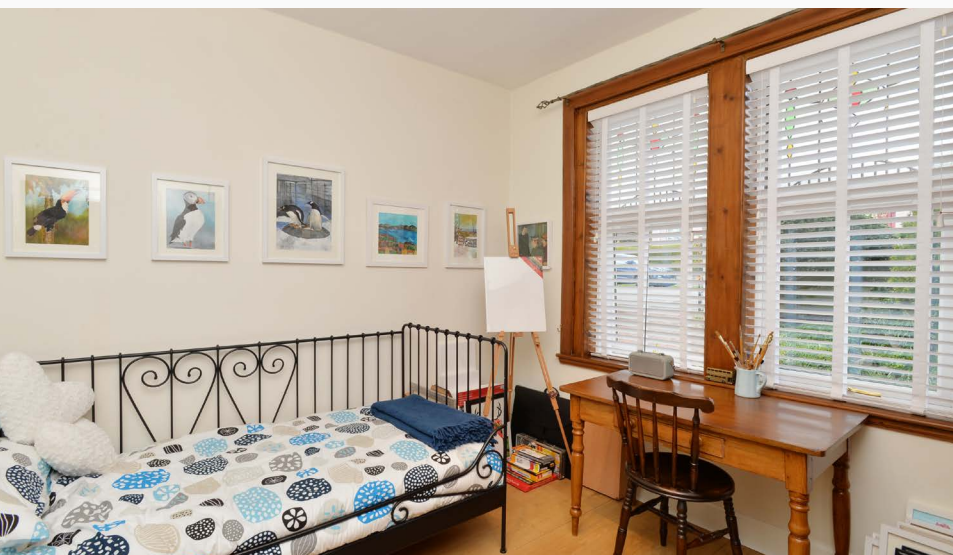


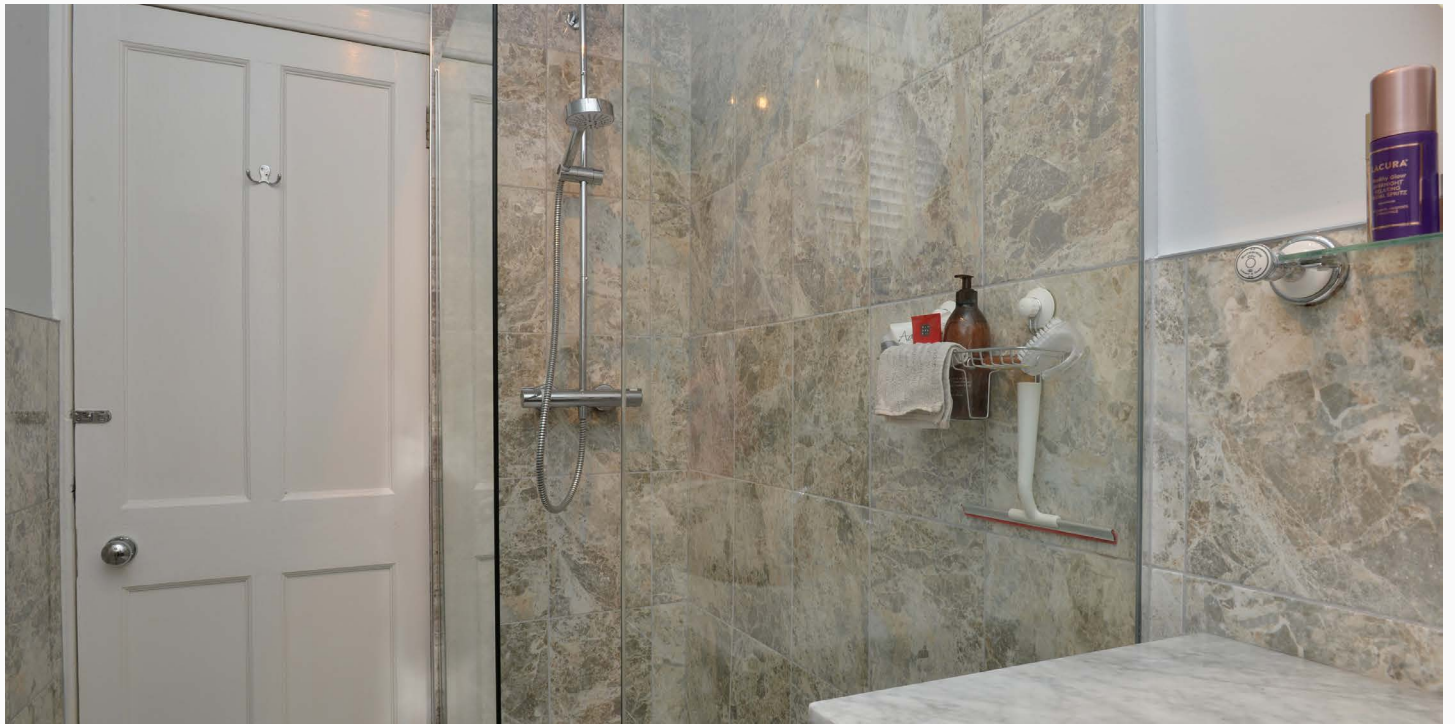
bedrooms 1 & 2



There are two ground floor bedrooms, one towards the front of the property and the master, adjacent to the main lounge. The master bedroom has also benefited from the large rear extension and now includes a dedicated dressing area alongside ample space for a full range of free-standing bedroom furniture.

The ground floor bedrooms are served by a stunning shower room which includes a white suite, partial tiling and a large walk-in shower.



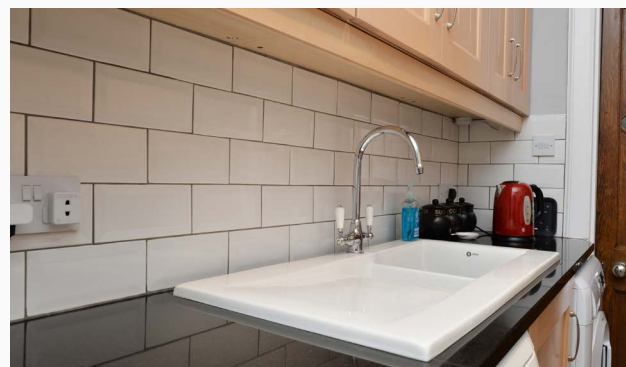


shower room

Kitchen & sun room



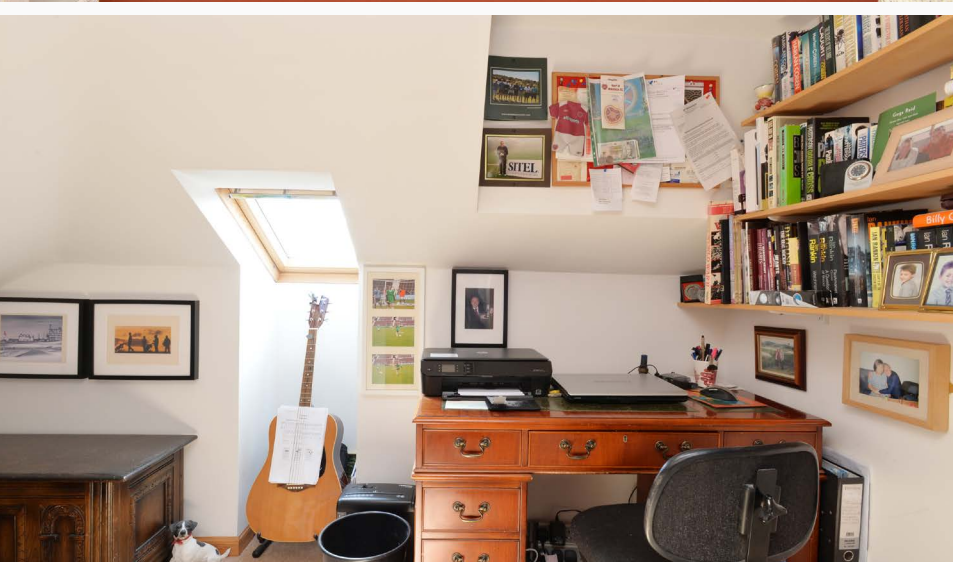
The ground floor accommodation is completed by the galley kitchen which has been extended to the side with a sun room to provide a lovely breakfast area. The kitchen comprises a generous range of base and wall mounted units which have been topped with granite worktops.



bedrooms 3 & 4



Climbing the stairs there are two further bedrooms, one double and a large single/study, which are served by a beautiful bathroom that has recently been upgraded to include an oversized bath with a shower.





bathroom

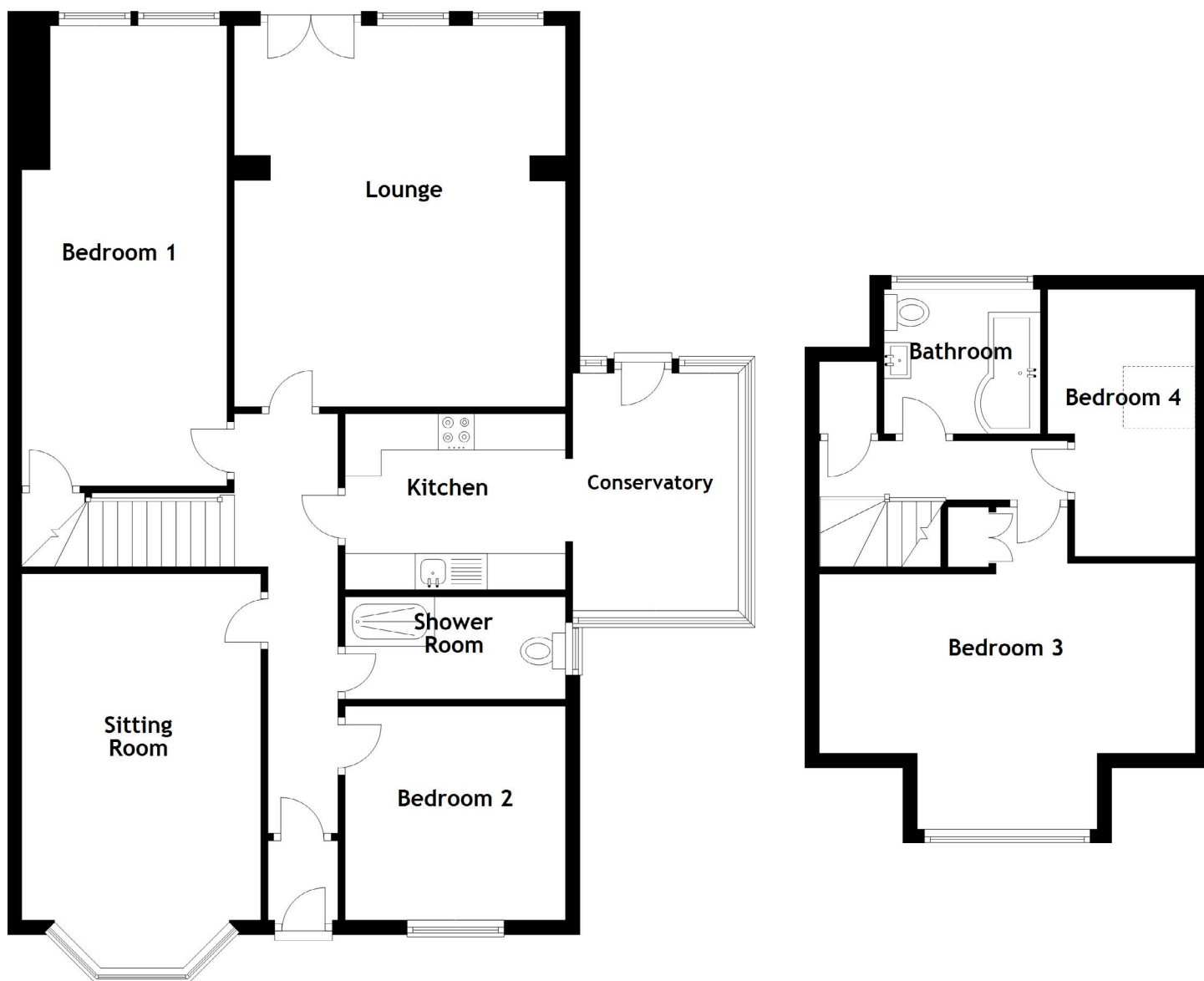


Externally, the property sits back from the pavement behind a mature front garden with lawn and deep bedding areas. There is also a mono-bloc driveway. The rear garden has been extensively landscaped with lawn, bedding areas, decked seating area. For additional storage, there is a large shed and access to a large cellar under the main body of the house.



This is a stunning house and viewing is essential to fully appreciate all the property has to offer.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.29m (17'4") x 4.60m (15'1")
Sitting Room	5.24m (17'2") x 3.32m (10'11")
Kitchen	3.06m (10') x 2.44m (8')
Conservatory	3.30m (10'10") x 2.30m (7'7")
Bedroom 1	6.39m (21') x 2.85m (9'4")
Bedroom 2	3.00m (9'10") x 2.97m (9'9")
Shower Room	2.95m (9'8") x 1.42m (4'8")
Bedroom 3	5.22m (17'2") x 2.49m (8'2")
Bedroom 4	3.70m (12'2") x 2.05m (6'9")
Bathroom	2.17m (7'1") x 2.00m (6'7")

Gross internal floor area (m²): 125m²
EPC Rating: D

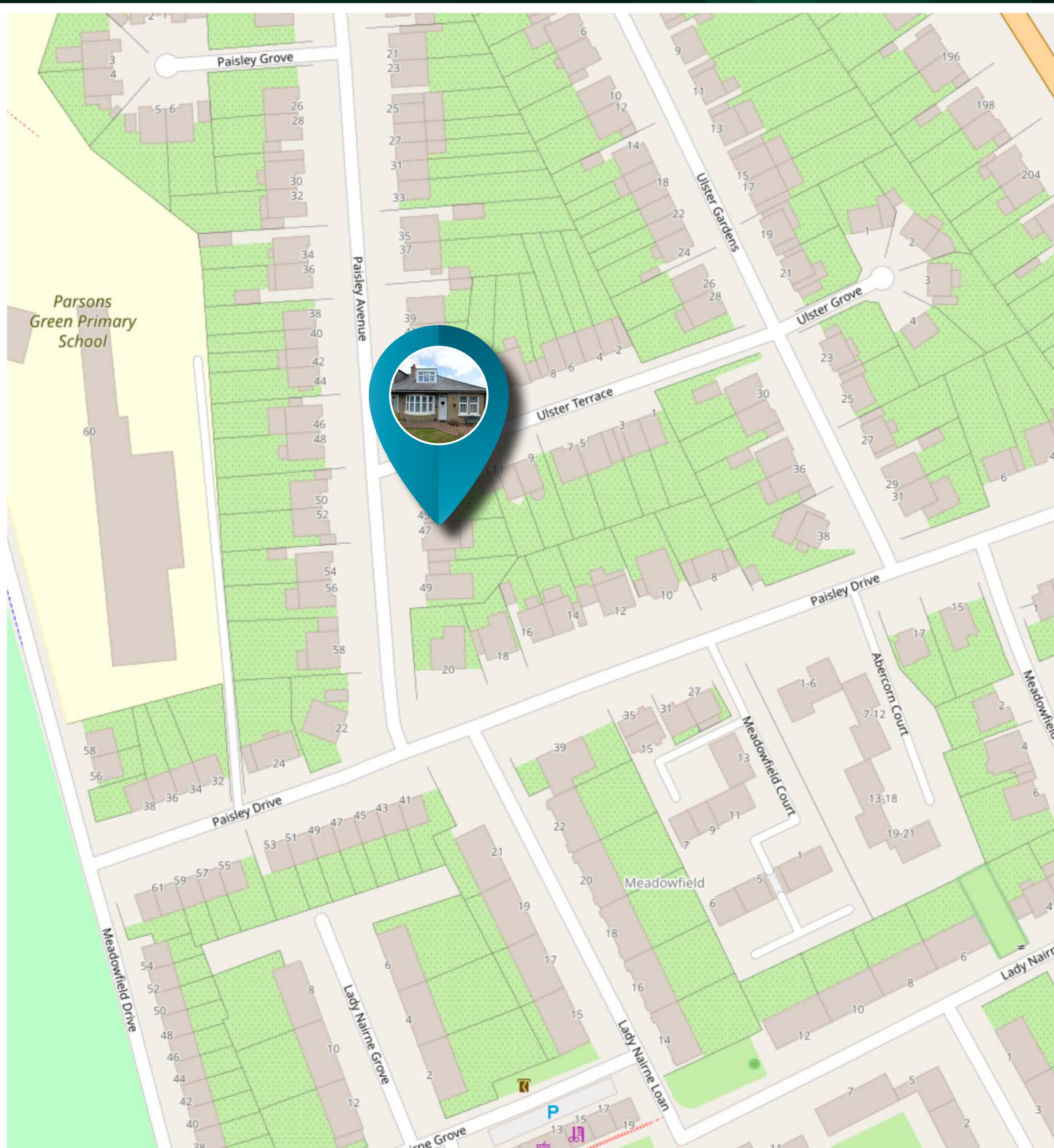


The property on offer is located in the highly regarded Willowbrae area of Edinburgh, which lies to the east of the city centre. Situated at the foot of Holyrood Park, this tranquil residential area boasts some of the best and far-reaching views over the Firth of Forth and the green hills of Holyrood Park. A wide range of independent shops, boutiques, cafés, eateries and pubs are all on offer in the immediate area. It is also well-positioned to take advantage of an excellent choice of amenities at Jocks Lodge, with further shops, banks and postal services available at Meadowbank. Princes Street and all the city's formal entertainments can be accessed by car or public

transport in a matter of minutes. 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 to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





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