



11 Paisley Avenue
Willowbrae
Edinburgh, EH8 7LB



Property Summary

Set behind a hedge-bordered garden and gated driveway, this charming semi-detached dormer bungalow lies desirably close to Holyrood Park and, to the rear, promises stunning elevated views across its substantial enclosed garden to the sea and such landmarks as Inchkeith Island and Berwick Law. Offering a blank canvas of neutral décor with updating opportunities, the interiors include two/one reception rooms, a tastefully fitted kitchen, two/three bedrooms, and an airy, modern shower room. The sizeable rear garden could accommodate an extension, subject to planning permissions.

Please contact us for more information:

0131 555 7055 | property@watermans.co.uk | www.watermans.co.uk



Features

- Close to Holyrood Park with elevated sea views
- Excellent potential for development
- Traditional semi-detached dormer bungalow
- Storm porch and entrance hall with storage
- Bright living room with a living flame fire
- Versatile dining room/third bedroom
- Tasteful modern kitchen with a coastal outlook
- Two bedrooms (one single, one double)
- Bright modern shower room
- Enclosed south-facing gardens, vast to the rear
- Gated driveway
- Gas central heating and double glazing







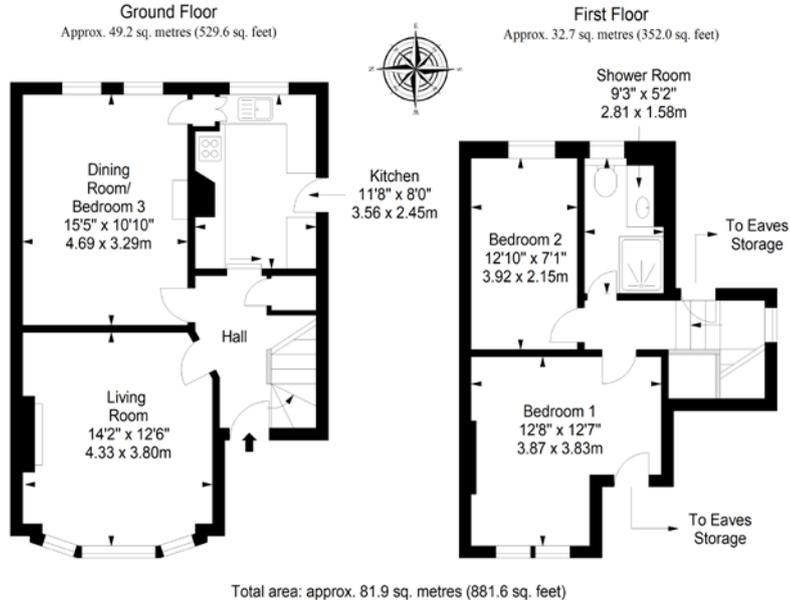
“Two bedrooms (one single, one double),
a bright modern shower room and enclosed
south-facing gardens, vast to the rear”







Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
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ēspc rightmove  Zoopla.co.uk

EPC Rating - E | Council tax band - E | Home report Value - £350,000

Extras: The property is sold as seen with no warranties or guarantees provided as to the working order of the systems and appliances.

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.