



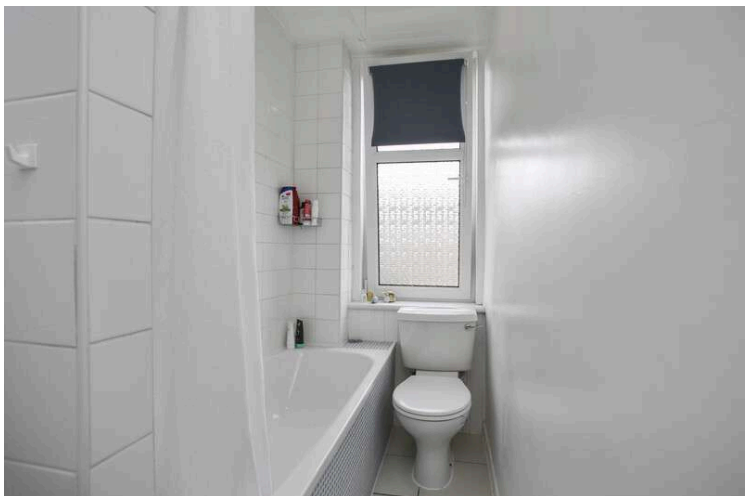
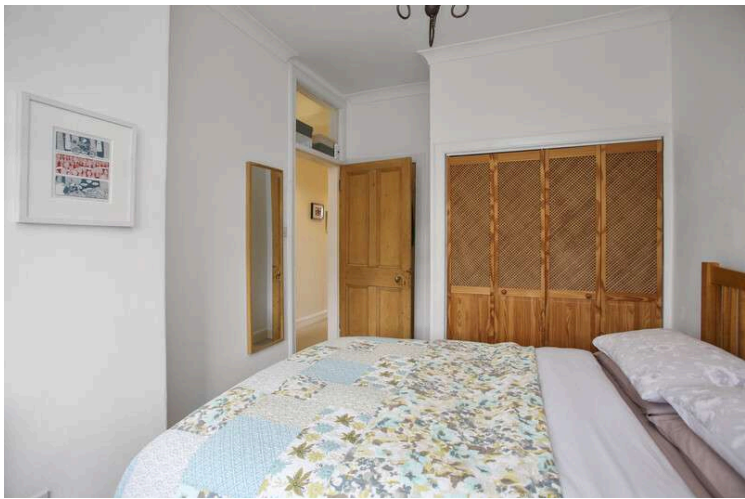
12 3F1, Willowbrae Road, Willowbrae, Edinburgh, EH8

www.mcdougallmcqueen.co.uk



McDougall McQueen present to the market this two bedroom third (top) floor flat with lovely open views forming part of a traditional tenement. The property is ideally located within the popular area of Willowbrae close to many local amenities, Edinburgh city centre and commuting links. The well-presented accommodation would make an ideal purchase for the first time buyer, young professional or buy to let investor and early viewing is highly recommended given how popular this area is with buyers.

- Reception hallway with usefull clothes pulley.
- Living/dining room front facing with twin windows, open fireplace, open shelved press
- Kitchen equipped with wall and base units along with integrated oven, hob and extractor
- Rear facing double bedroom with built in wardrobe space, cupboard housing the boiler
- Further bedroom rear facing
- Bathroom comprising WC, wash hand basin, bath with shower over
- Gas central heating
- Communal garden area
- Double glazing



Location

The property is situated within the sought after Willowbrae district of the city, lying approximately three miles from the City Centre. The property is conveniently positioned to take advantage of many local day-to-day shopping requirements including a Morrison's supermarket with a large 24 hour Asda supermarket located at The Jewel. Further facilities can be found at the nearby Meadowbank Retail Park, which houses a Sainsbury's supermarket. For leisure and recreational pursuits in the area, Meadowbank Sport Centre is on hand together with the lovely open space of Holyrood Park and Arthur's Seat, only a short distance away. Fort Kinnaird Retail Park provides a further variety of high street named shops together with popular restaurants and multi-screen cinema. Schooling is well represented in the area from nursery through to senior level and the property is conveniently placed for the commuter with regular bus services leading to the City Centre and surrounding areas. The city bypass is also easily accessible and provides links to Central Scotland's main motorway network system.

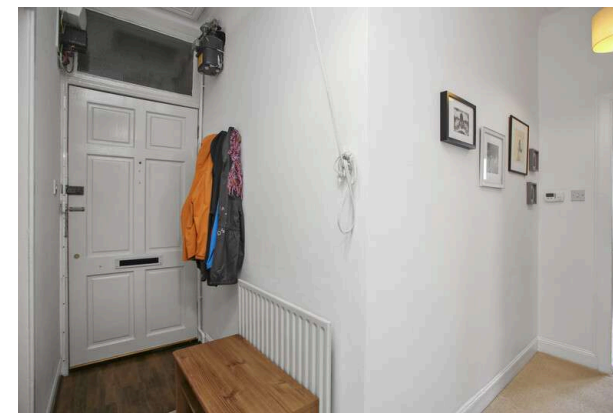
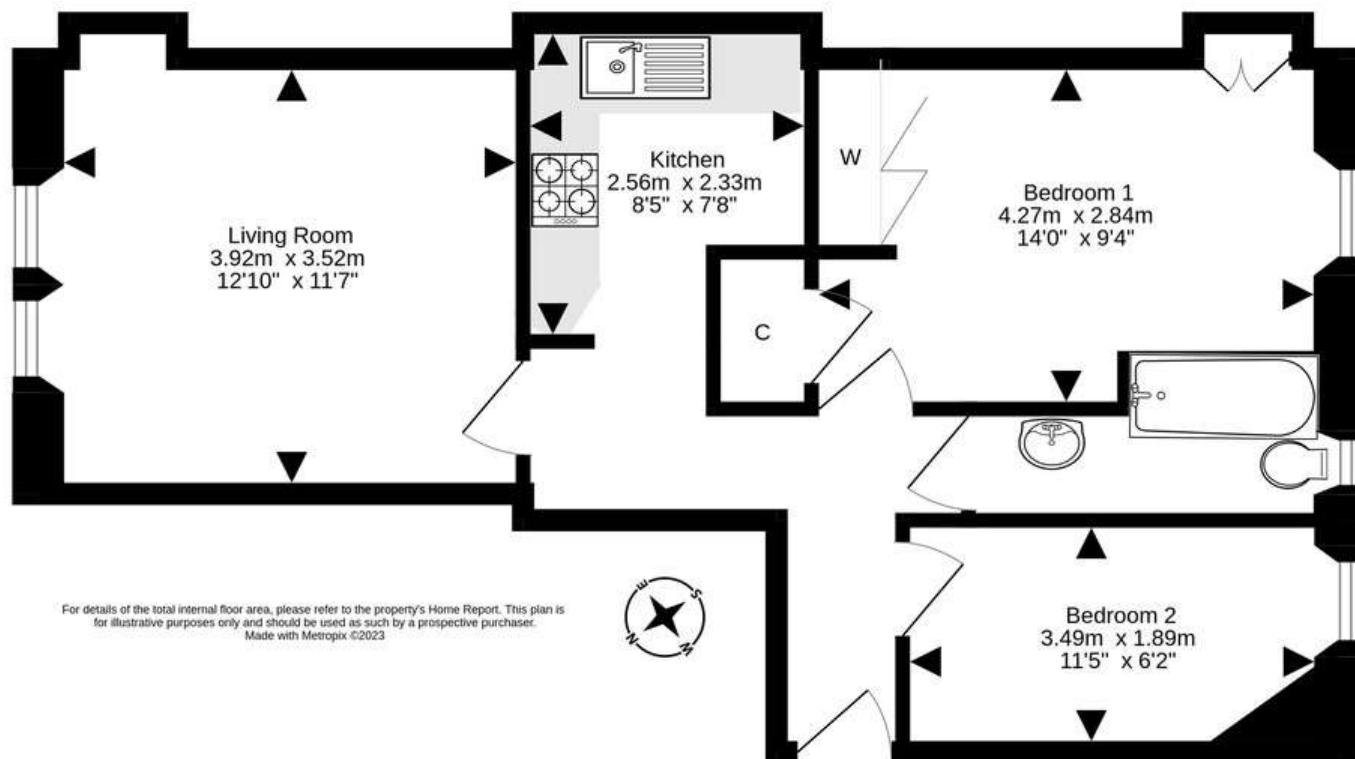
Extras

Included in the sale are the integrated oven, hob and extractor fan, fixtures & fittings and floor coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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