



8 Glenlee Avenue, Willowbrae
Edinburgh, EH8 7HQ



"8 Glenlee Avenue is a beautifully presented, three bedroom mid-terrace family home, situated on a quiet residential street"

- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





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.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College (Jewel & Esk Campus) 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 the King's Manor Hotel and outdoor bowling clubs. Arthur's Seat, Figgate Park, Portobello Promenade and Beach are great for a relaxed stroll.

COUNCIL TAX

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

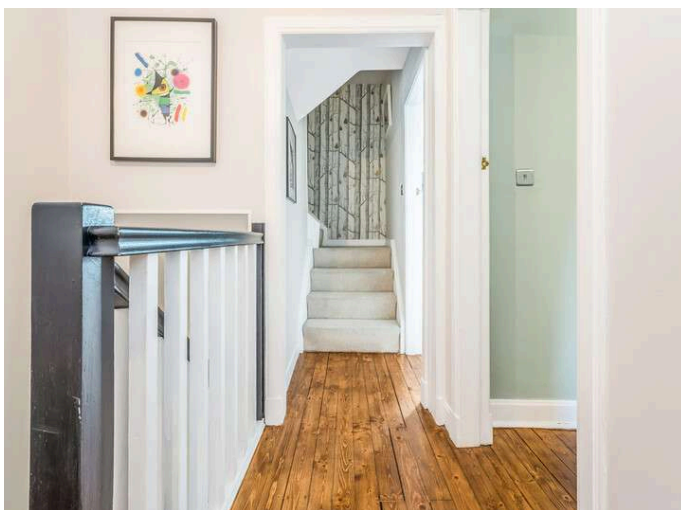
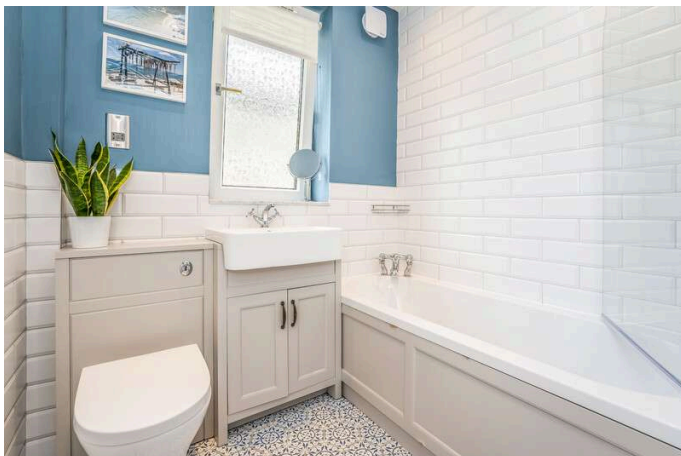
DESCRIPTION

Glenlee Avenue is a beautifully presented, three bedroom mid-terrace family home, situated on a quiet residential street in the well regarded district of Willowbrae. With stunning uninterrupted views across Edinburgh and towards the Firth of Forth from the 2nd floor, the family-sized accommodation, which is offered in move-in condition, comprises: welcoming entrance hall with cupboard space off; bright and spacious bay windowed living room with feature fire place; beautiful kitchen diner to the rear with patio doors leading to an enclosed south-west facing garden; carpeted stair leading to the 1st floor with front facing bedroom 1 with bay window and walk in wardrobe; double bedroom 2 to the rear; modern bathroom with 3 piece suite and mains fed shower over bath and stairway leading to a versatile double bedroom 3 on the 2nd floor with stunning aspects over Edinburgh, the Forth and beyond. Externally the property boasts a low maintenance front garden and an enclosed rear garden with decked patio and mature borders. The property benefits further from: gas central heating; double glazing and unrestricted on street parking.

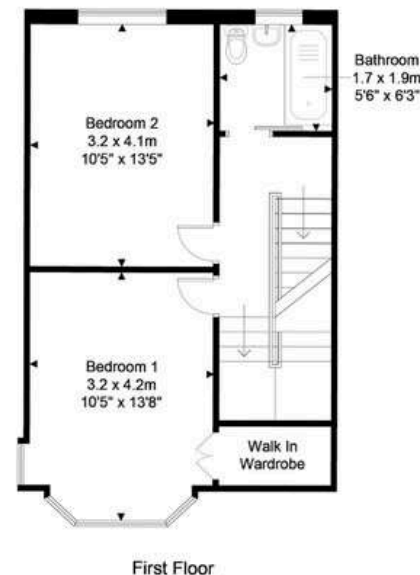
EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Approximate Gross Area
114 sq m / 1227 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



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