



**86 Willowbrae Avenue**  
**EDINBURGH, EH8 7HU**

**A**

# "86 Willowbrae Avenue is a delightful upper villa in a quiet residential street situated close to Holyrood Park and Arthur Seat"

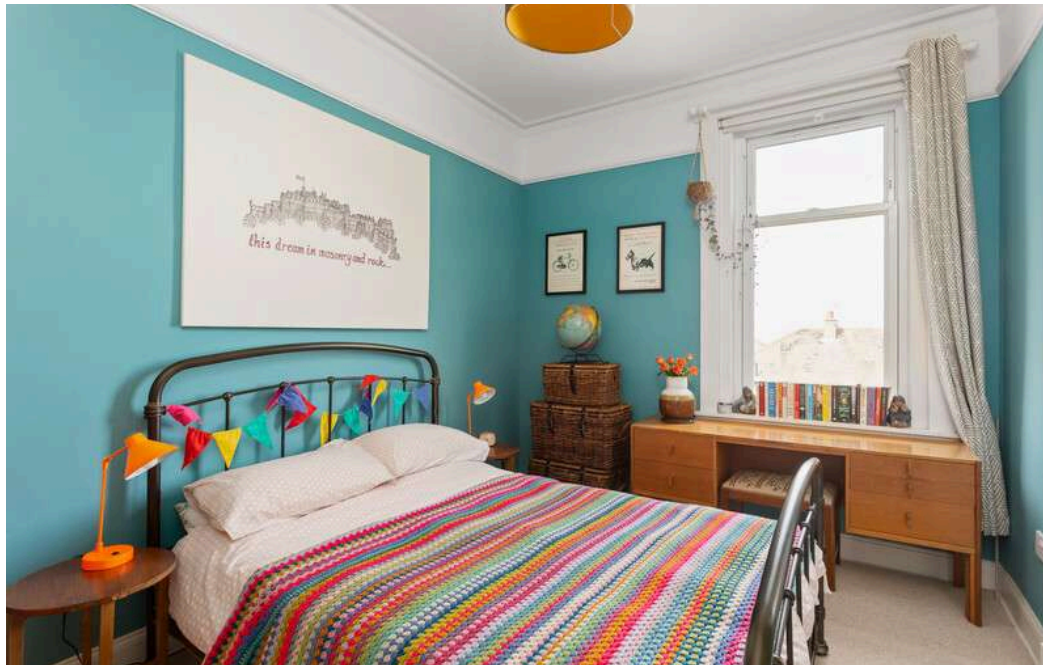
- ENTRANCE STAIRWELL
- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES





86 Willowbrae Avenue, Willowbrae, EDINBURGH, EH8 7HU





## 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. Waverly and Brunstane railway stations connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College, Queen Margaret University and Edinburgh University.

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.



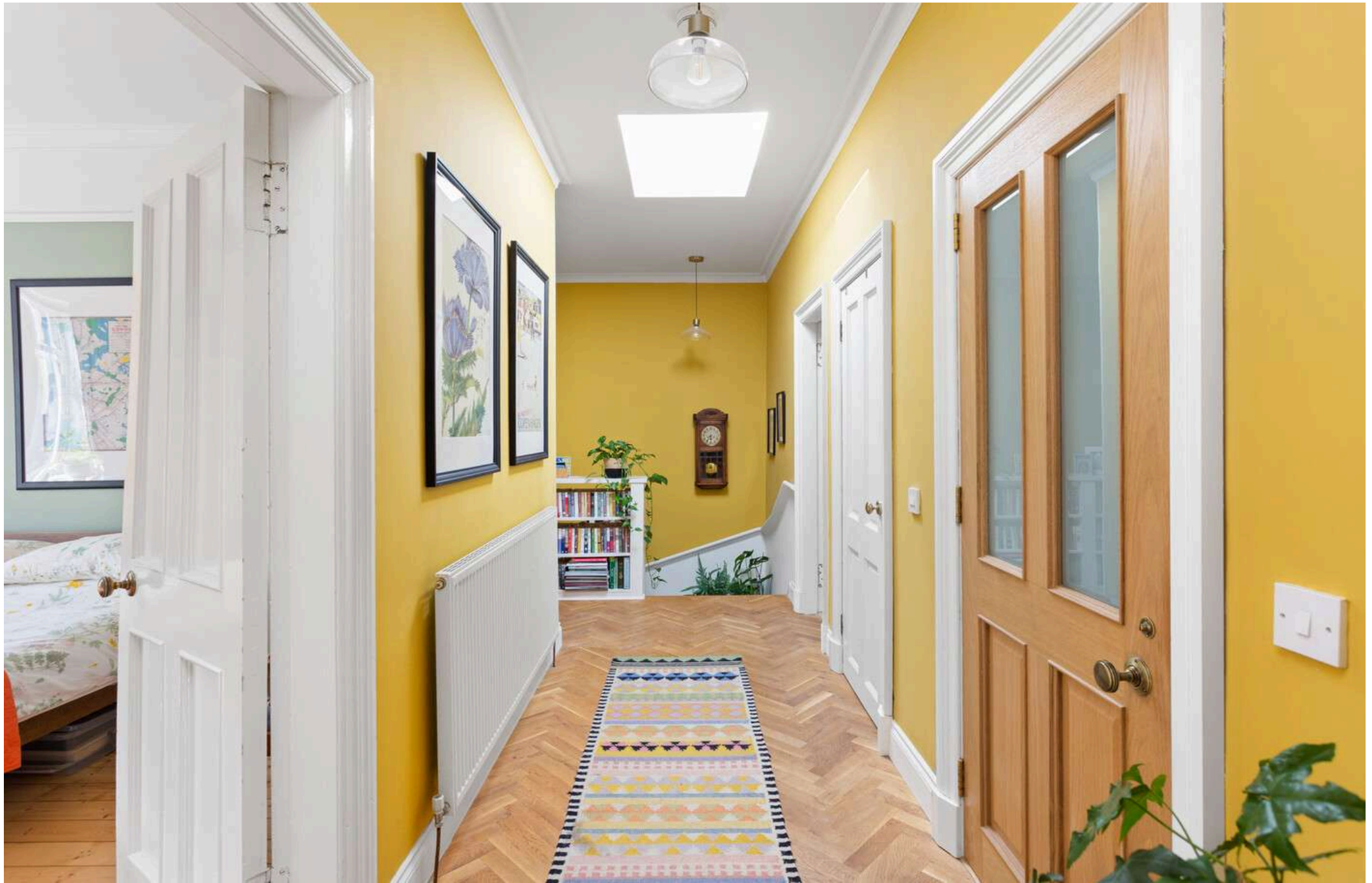
## DESCRIPTION

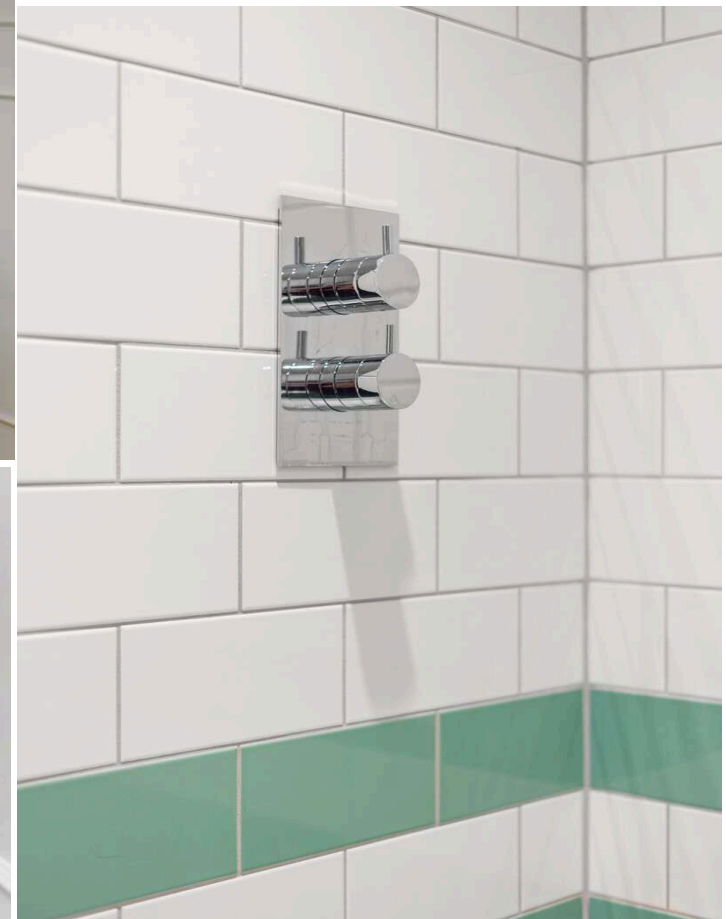
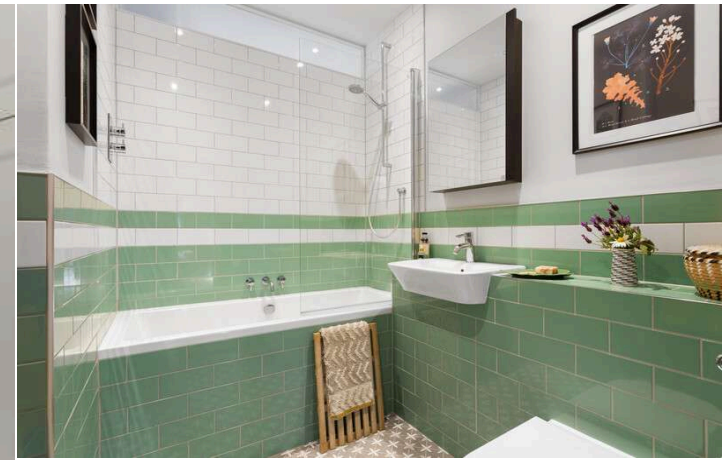
86 Willowbrae Avenue is a delightful upper villa in a quiet residential street situated minutes from Holyrood Park and Arthur Seat with views to Portobello. The accommodation comprises: a private staircase with skylight providing lots of natural light; hallway with storage cupboard and attic hatch access via a ramsay ladder; bright and spacious living room with bay window and feature wood burning stove; rear facing kitchen/dining room with modern wall and base units, built in cooker & hob and space for a dining table and chairs; utility room with access stairs to the rear garden; double bedroom one comes with an en-suite shower room; double bedroom two with fitted wardrobes; bedroom three and modern bathroom with three piece suite and shower over the bath.

Further benefits include private rear garden mainly laid to lawn with decking area, gas central heating, double glazing, full rewiring, new boiler, new kitchen, new bathroom and solid wooden floors through reception spaces, on street parking, good local amenities and excellent transport links.

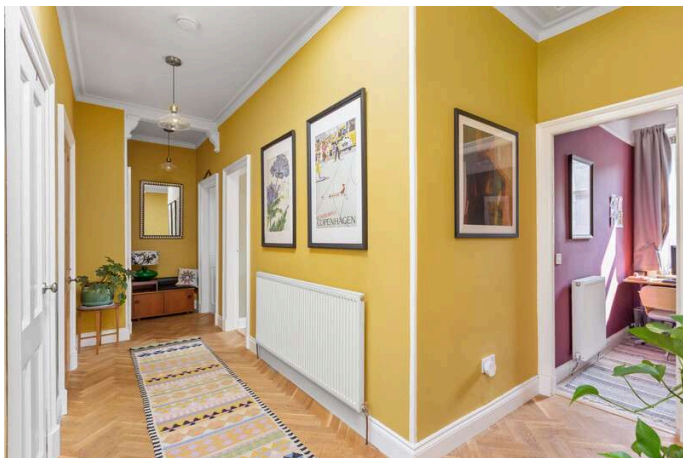
## EPC RATING

The energy efficiency rating for this property is band C





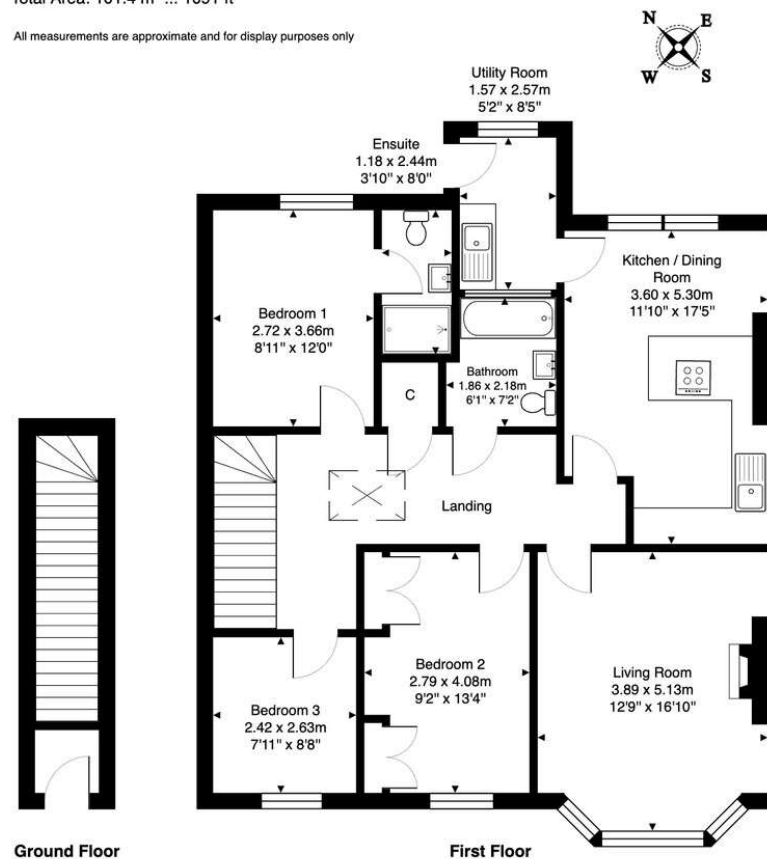
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 101.4 m<sup>2</sup> ... 1091 ft<sup>2</sup>

All measurements are approximate and for display purposes only



266-268 Portobello High Street,  
Edinburgh, EH15 2AT  
T: 0131 669 2121  
Fraser Falconer - 07825 951348  
admin@annan.co.uk

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