



67 Ulster Crescent
Edinburgh, EH8 7JL

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"67 Ulster Crescent is an extended semi-detached family home, located in the highly desirable area of Willowbrae"

- HALL
- LIVING ROOM
- DINING ROOM
- KITCHEN
- GARDEN ROOM
- BATHROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- GARAGE









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. 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 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. 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

67 Ulster Crescent is an extended semi-detached family home, located in the highly desirable area of Willowbrae. The property is situated in an elevated position on the slopes of Arthur Seat and adjacent to Meadowfield park east of the Edinburgh city centre. The well-presented accommodation comprises: carpeted entrance hall with understairs storage cupboard; bay windowed living room with feature focal fireplace with living flame gas fire; versatile dining room with press cupboard, living flame gas fire and access to the private and enclosed rear garden via patio doors; south facing garden room with access to garden; quality bespoke kitchen with ample floor and wall mounted storage cupboards and integrated appliances; double bedroom 1 with fitted wardrobes and eaves storage; double bedroom 2 with eaves storage; large single bedroom 3 with incredible aspects across the Firth of Forth and beyond and a family bathroom with shower over bath. The property further benefits from manicured gardens front and rear which have been laid to lawn; enclosed, mono-block driveway to the front leading to a single car garage with up and over door, power and light; gas central heating and double glazing.

EPC RATING

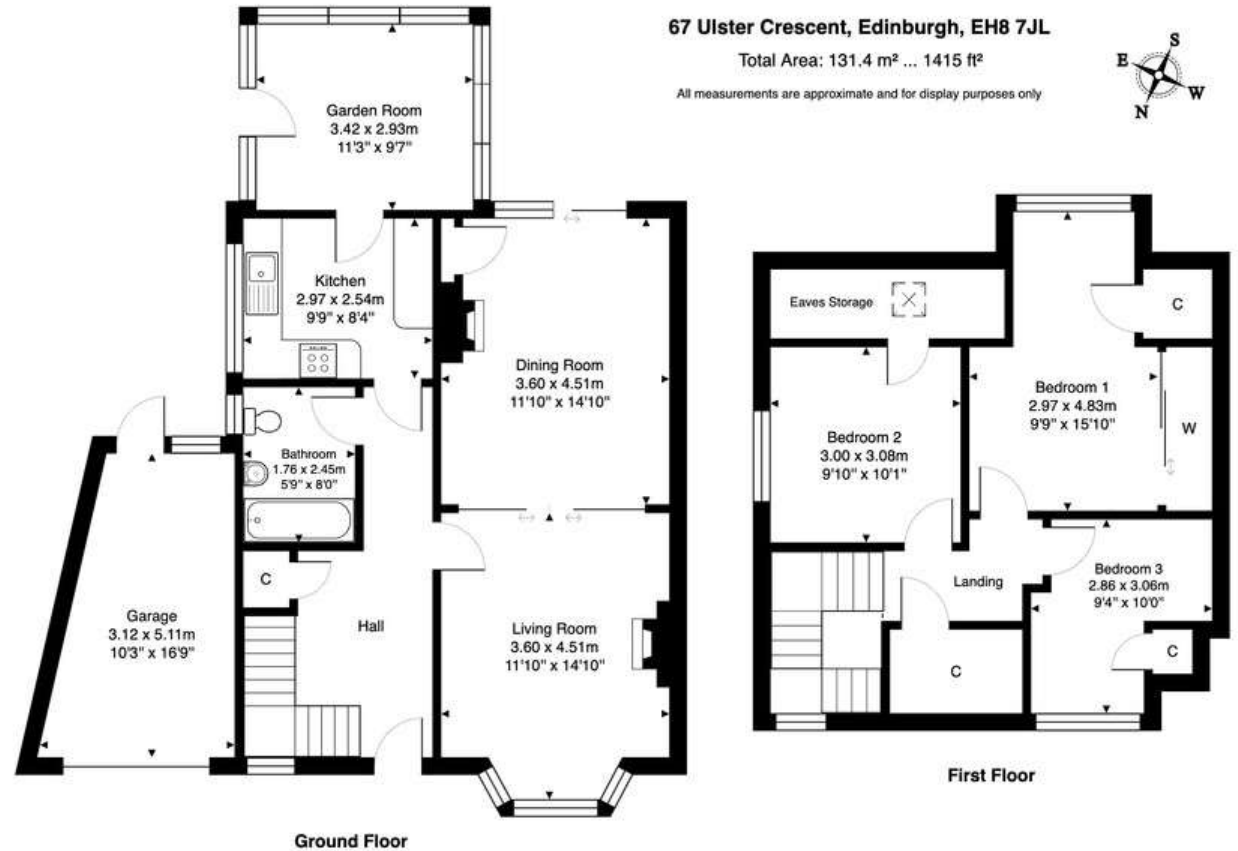
The energy efficiency rating for this property is band E





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



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



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