



17 Abercorn Court

WILLOWBRAE | EDINBURGH | EH8 7LP



MURRAY
BEITH
MURRAY





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17 Abercorn Court is an extremely well-presented and spacious top-floor flat within a modern purpose-built development. Conveniently located within easy reach of the city centre, this is a great property with well-kept communal gardens, bike store on the ground floor and single garage.

Accommodation: Entrance vestibule; welcoming hall with storage cupboard; dual aspect living room great views and door to west-facing balcony; kitchen fitted with a range of wall mounted and floor standing units; double bedroom 1 with built-in-wardrobes; double bedroom 2 currently used as a dining room; double bedroom 3 with built-in -wardrobes and currently used as an office; modern shower room with a white three-piece suite. On the ground floor is a generous storage room with power and light, and ample space for a bike.

Single garage with up-and-over door, power and light.

Well-kept communal grounds with an active Residents Association managing the development, currently £300 per annum.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". The integrated appliances include the hob, double oven and fridge freezer, are all included in the price. Other white goods may be available by separate negotiation.

Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

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The following note is of crucial importance to intending viewers and/or purchasers of the property.

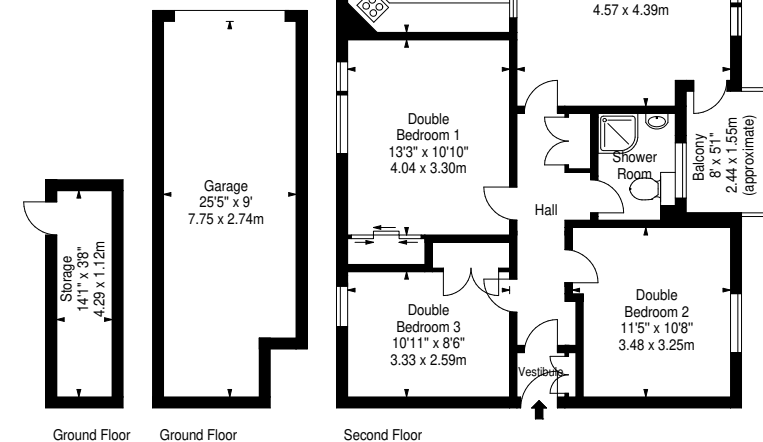
1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.

Abercorn Court,
Edinburgh,
Midlothian, EH8 7LP



Approx. Gross Internal Area
866 Sq Ft - 80.45 Sq M
Garage & Storage
Approx. Gross Internal Area
273 Sq Ft - 25.36 Sq M
For identification only. Not to scale.
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Location

Willowbrae is an established and popular residential area which lies a short distance to the east of the city centre, right on the doorstep of Holyrood Park and Arthur's Seat with all the walking and cycling paths they offer. Within the immediate vicinity there is an excellent range of amenities including a range of local shops, a Post Office, bank, bowling green, the Abercorn tennis and squash club, together with additional sports facilities at the newly developed Meadowbank Sports Centre which, having undergone a £47m refurbishment, now offers a wide range of indoor and outdoor sports. Further shopping is available at Meadowbank Retail Park, featuring a range of shops including a Sainsbury's supermarket, Portobello with its seafront promenade and Fort Kinnaird Park is also a short drive away. An efficient public transport system runs to and from the city centre with regular busses from Willowbrae Road and Portobello Road, and the city bypass provides quick access to the A1 and motorway network of central Scotland. Schooling is well-presented locally from nursery to senior level in both public and private sectors.