

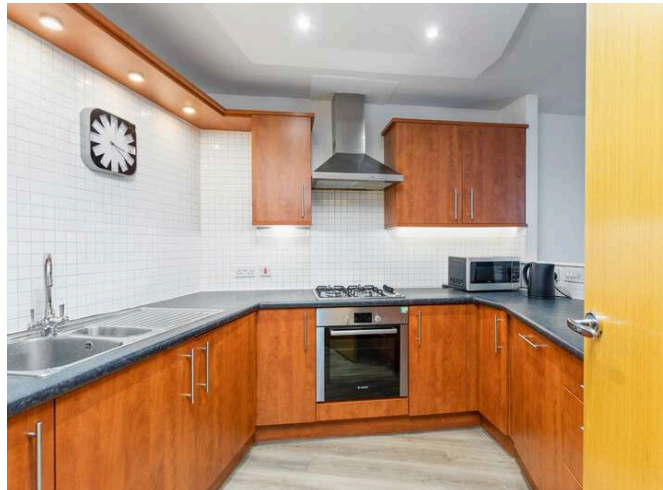


127/10 Willowbrae Road
EDINBURGH, EH8 7HL

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"127/10 Willowbrae Road is a stylish, two bedroom apartment forming part of a modern, factored development"

- SECURE DOOR ENTRY SYSTEM
- ENTRANCE STAIR
- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- UNDERGROUND PARKING SPACE
- 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 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 and Figgate Park are great for a relaxed stroll.

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



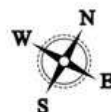
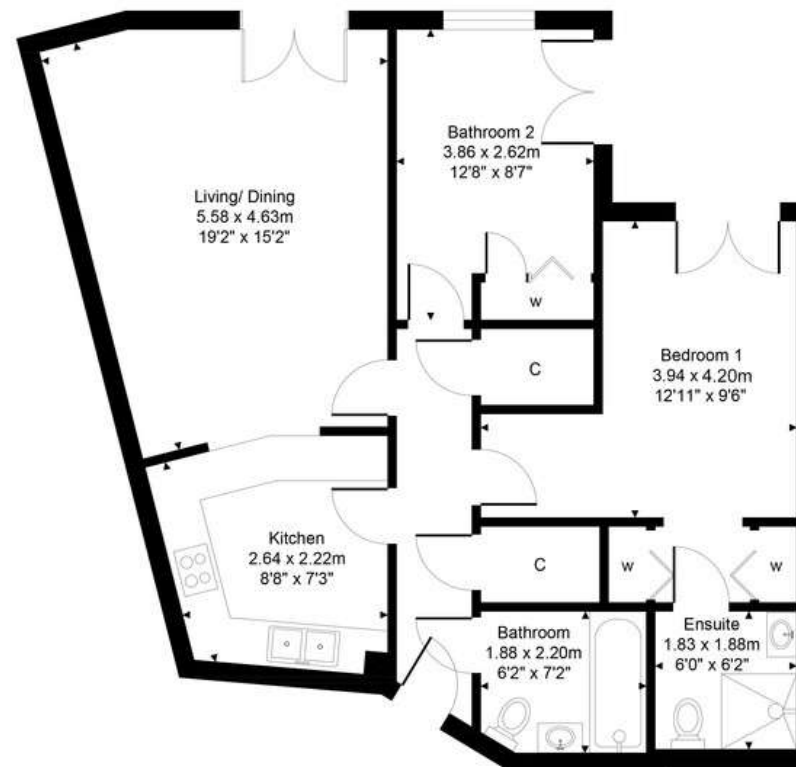
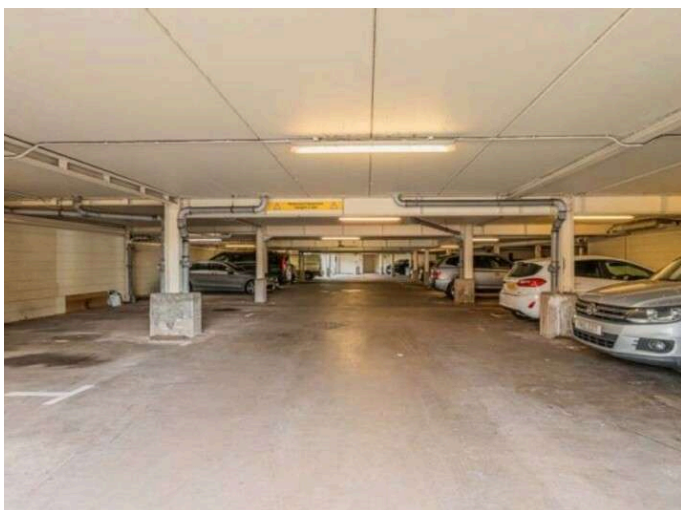
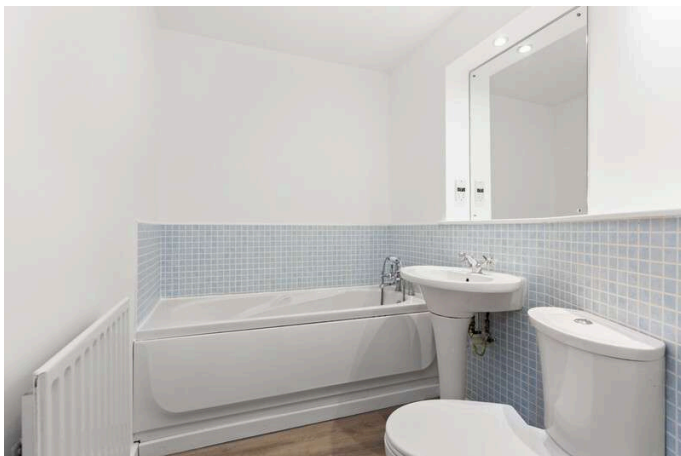
DESCRIPTION

127/10 Willowbrae Road is a stylish, two bedroom apartment forming part of a modern, factored development with lift facilities to all floors, under-ground parking facilities and spacious communal garden area for residents. Having been well maintained and recently redecorated throughout prior to marketing, early viewing is highly recommended. The accommodation comprises: welcoming hallway with two large storage cupboards off; bright and spacious living / dining room with Juliette balcony; kitchen with modern base and wall mounted units, gas hob, double oven, fridge and freezer; double bedroom 1 with fitted wardrobe space and en-suite shower room with mans fed shower; double bedroom 2 with fitted wardrobe space and a family bathroom with shower over bath which completes the accommodation on offer. Further benefits include: gas central heating and double glazing. This flat would make an ideal buy to let and has all the requirements in place. Furniture may be available by separate negotiations.

EPC RATING

The energy efficiency rating for this property is band B.

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.



127/10 Willowbrae Road, Edinburgh, EH8 7HL

Total Area: 84.4 m² ... 908 ft²

All measurements are approximate and for display purposes only

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espc

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