



108/5 Willowbrae Road
Willowbrae, EH8 7HW





108/5

Willowbrae Road

Bright and well proportioned Top Floor Flat occupying a quiet position in this exclusive residential development positioned just off Willowbrae Road and therefore ideally located close to an excellent range of local amenities and facilities.

- Sitting room
- Kitchen/dining room
- Principal bedroom with en-suite shower room
- Double bedroom 2
- Bathroom
- Secure entry system
- Electric heating and double glazing
- Landscaped communal garden
- Residents' parking



Home Report: £260,000

EPC Rating: C

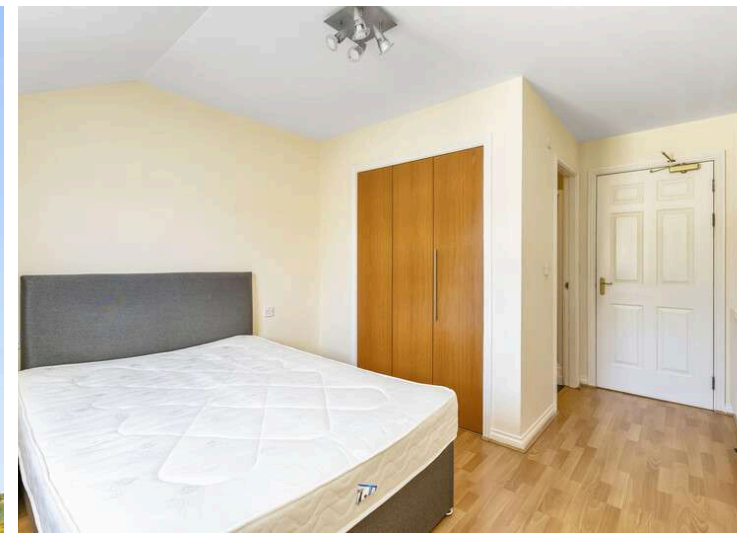
The flat is entered off a well kept shared stairway with secure entry and comprises reception hall, spacious lounge/dining room, fitted kitchen/breakfast room, master bedroom en-suite, second double bedroom and bathroom with shower.

Electric heating has been installed, along with double glazed window units, and the development is set within well maintained areas of landscaped communal gardens. Private residents car parking is also available.

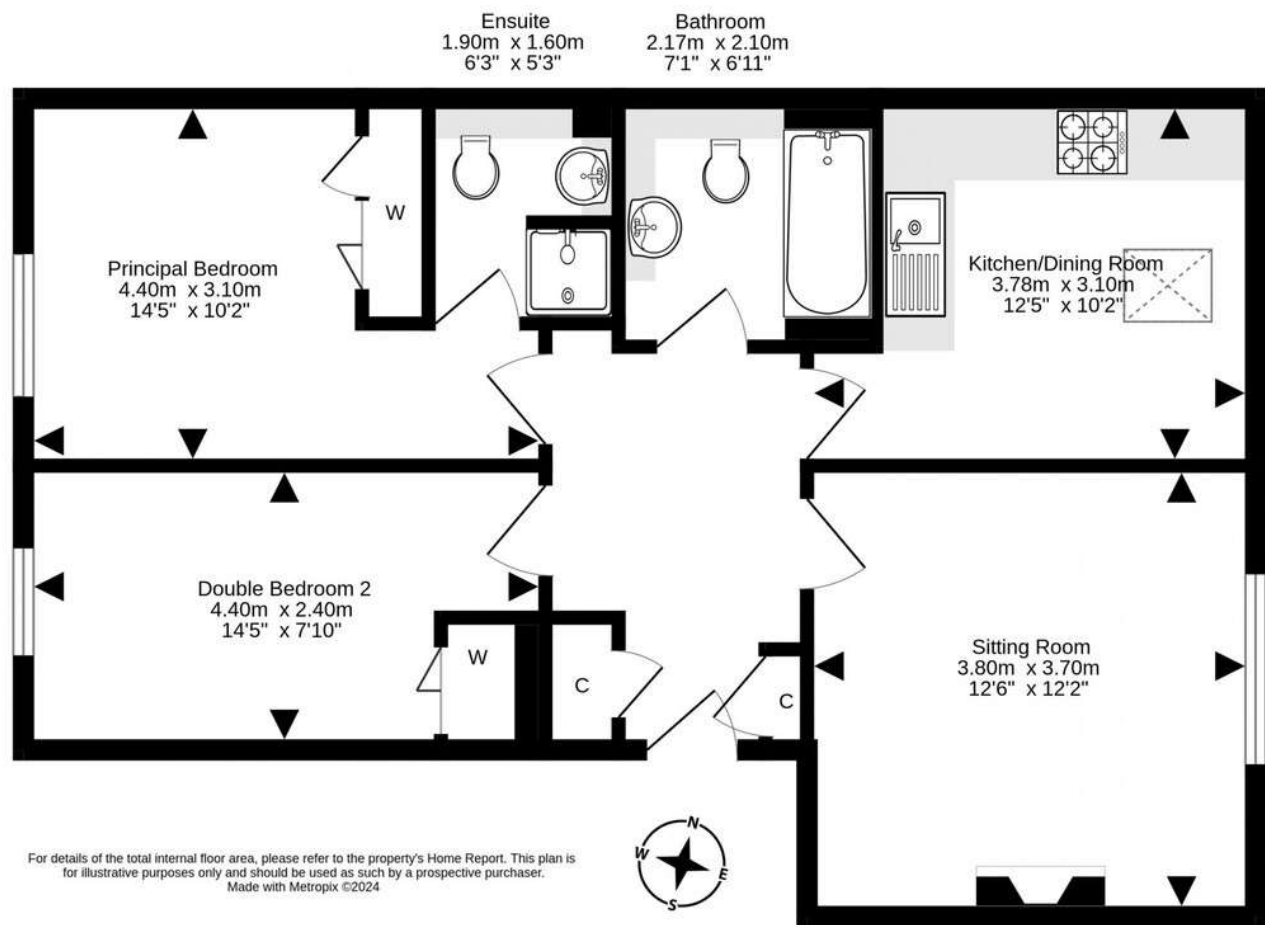
In summary, it is anticipated that this home will prove to be of particular interest to perhaps the professional couple or investor and early viewing is highly recommended to fully appreciate what is on offer.

Extras - To include all integrated appliances (fridge, freezer, washing machine, dishwasher, double oven and hob) other items can be included if desired.

Factor - The development is factored by Taylor & Martin at a current cost of Approx. £1,100 per year. This cost includes block buildings insurance, stair cleaning and landscaping of the communal grounds.



Situated just a few miles east of Edinburgh City Centre is the popular suburb of Willowbrae. Local amenities include a large Morrisons supermarket and filling station, a library and a selection of coffee shops, takeouts and pubs. A perfect location for those favouring outdoor sports and recreation, Willowbrae is just a short stroll from the country style Holyrood Park, home to the rugged climbs of Arthur's Seat, whilst Portobello's sweeping seafront lies only a mile east of the suburb. For those who prefer to exercise indoors, Meadowbank Sports Centre is close by and has recently undergone significant refurbishment, now offering state-of the art facilities. Golf enthusiasts can choose from numerous courses in the surrounding area, including Craigentinny Golf Course. Willowbrae falls within the catchment area for a good selection of schools at primary and secondary level and is ideally placed for easy access to the city's fantastic independent schooling options. Well-served by excellent transport links, including 24-hour bus services in and out of the capital, the area lies beside the A1 thoroughfare and offers swift access to the City Bypass.



VMH SOLICITORS

WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.