










Offers Over  
**£245,000**

## 139/3 Willowbrae Road

Willowbrae | Edinburgh | EH8 7HL

A fantastic opportunity has arisen to acquire this impressive top floor corner two bedroom flat, not overlooked and pleasantly positioned within the sought-after Willowbrae district. Within close proximity to the City Centre, excellent amenities and transport links, the property will undoubtedly appeal to a variety of buyers including professionals, couples and buy-to-let investors. Early viewing suggested.

-  2 beds
-  1 public
-  2 bathroom
-  Communal roof terrace
-  Underground parking
-  EPC Band - C
-  Council Tax Band - E



## Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway with two double cloak cupboards and access to the attic space, bright and spacious lounge/kitchen/diner with a dual-aspect open outlook, two Juliet balconies, fully-fitted kitchen area with a range of integrated and freestanding white goods, tiling in splash areas and breakfast bar seating while being styled with modern dark units and a sleek grey worktop, tiling in splash areas and breakfast bar seating while being styled with modern dark units and a sleek grey worktop, first generous double bedroom with a integrated wardrobes, double Juliet balcony and lovely North-facing views, partially-tiled ensuite shower room with a corner cubicle and heated towel rail, second sizeable double bedroom with integrated wardrobes and ample room for freestanding furniture, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £75 per calendar month.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood and fridge-freezer, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

Residents have access to a shared roof terrace to enjoy on brighter days and for the car owner, secure unallocated parking can be found within the underground parking. For visitors, free on-street parking can be found nearby.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

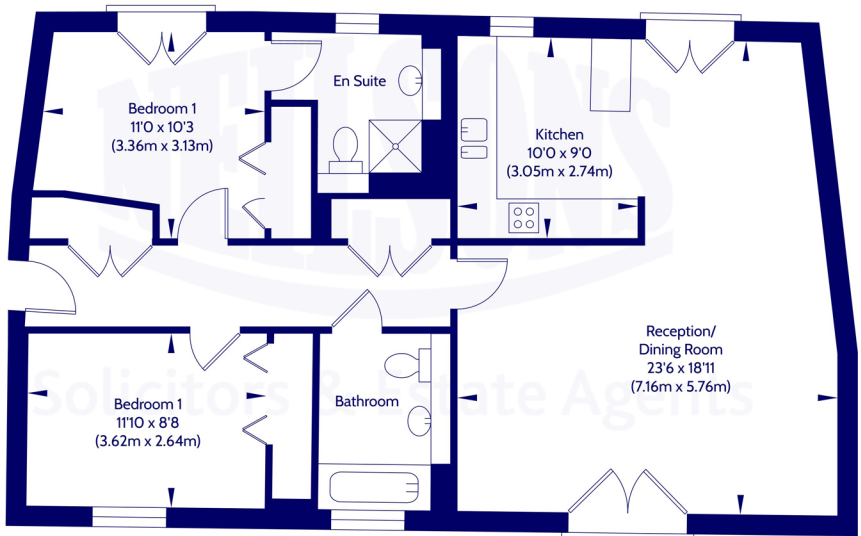
The property is situated within the sought after Willowbrae district of the city, lying approximately three miles from the City Centre. The property is conveniently positioned to take advantage of many local day-to-day shopping requirements including a Morrisons supermarket with a large 24 hour Asda supermarket located at The Jewel. Further facilities can be found at the nearby Meadowbank Retail Park, which houses a Sainsbury's supermarket. For leisure and recreational pursuits in the area, Meadowbank Sport Centre is on hand together with the lovely open space of Holyrood Park and Arthur's Seat only a short distance away. Fort Kinnaird Retail Park provides a further variety of high street named shops together with popular restaurants and multi-screen cinema. Schooling is well represented in the area from nursery through to senior level and the property is conveniently placed for the commuter with regular bus services leading to the City Centre and surrounding areas. The city bypass is also easily accessible and provides links to Central Scotland's main motorway network system.





Approx. Gross Internal Floor Area 86.2 Sq M / 928 Sq Ft.

### Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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