



72 Flat 3, Willowbrae Road, Edinburgh, EH8 7HA

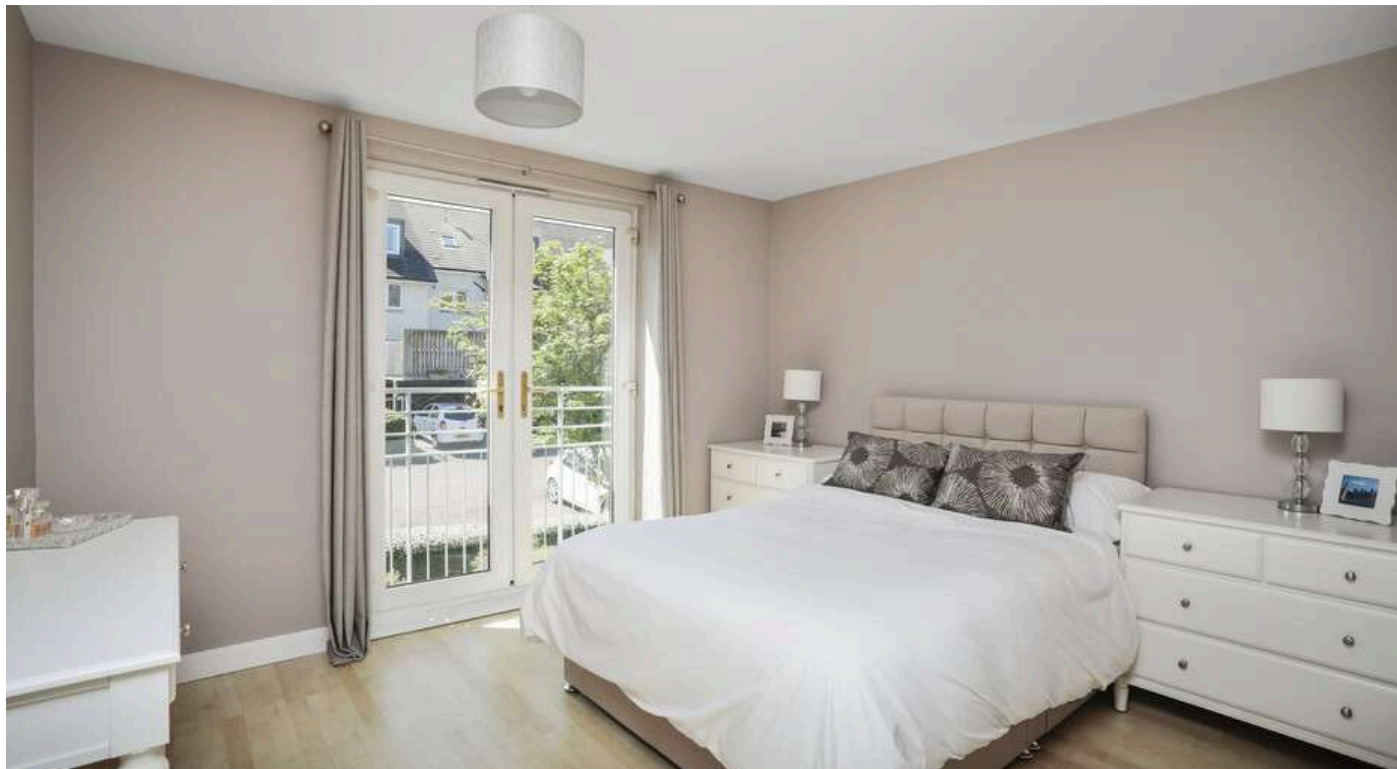
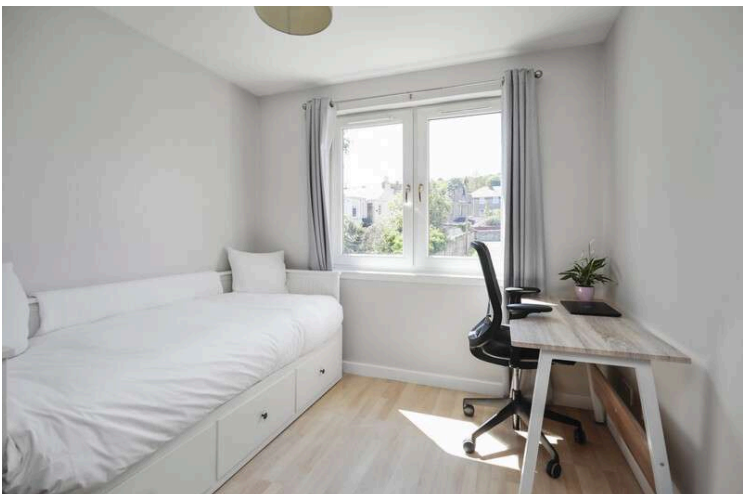
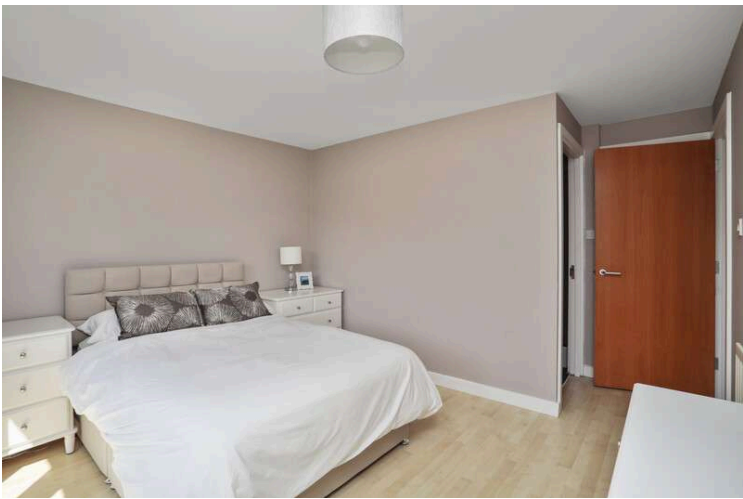
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Welcome to Willowbrae Road. A fantastic opportunity has arisen to purchase this stylish first floor two double bedroom apartment with private parking for residents and visitors. The property forms part of a small established courtyard development, located within a very popular and convenient residential area with access to excellent local amenities, Edinburgh city centre, Holyrood Park, Arthur's Seat, and nearby Portobello beach. The property is presented to the marked in excellent order throughout, we would highly recommend an early viewing.

- Reception hall
- Bright and spacious front facing living/dining room.
- Fully fitted modern kitchen equipped with a range of wall and base units along with integrated appliances and marble flooring.
- Rear facing master double bedroom with built in wardrobe storage, French doors opening to a Juliette balcony, and en-suite shower room with WC, wash hand basin and shower cubicle.
- A second rear facing double bedroom with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Double glazing throughout.
- Gas central heating.
- Communal garden areas.
- Factored by Screen Autumn.
- Secure entry system.
- Residents and visitors parking.



## Location

The highly regarded Willowbrae area of Edinburgh lies to the east of the city centre, close to Princes Street, Holyrood Park, Arthur's Seat and Portobello beach which offer a great choice of scenic walks and fabulous views across the city. There is an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore and Meadowbank Retail Park. For outdoor and sport enthusiasts, Meadowbank Sports Centre is close at hand and boasts a gym, café, outdoor football pitch, athletics track and a choice of fitness studios. In addition, there are great facilities at the Royal Commonwealth Pool and Portobello Baths. There are also golf courses nearby at Duddingston, Prestonfield and Craightenny. Schooling is well represented from nursery through to senior level, and numerous universities are within easy reach. An efficient public transport network operates throughout the city and surrounding areas, with easy access to the A1 and City Bypass.

## Extras

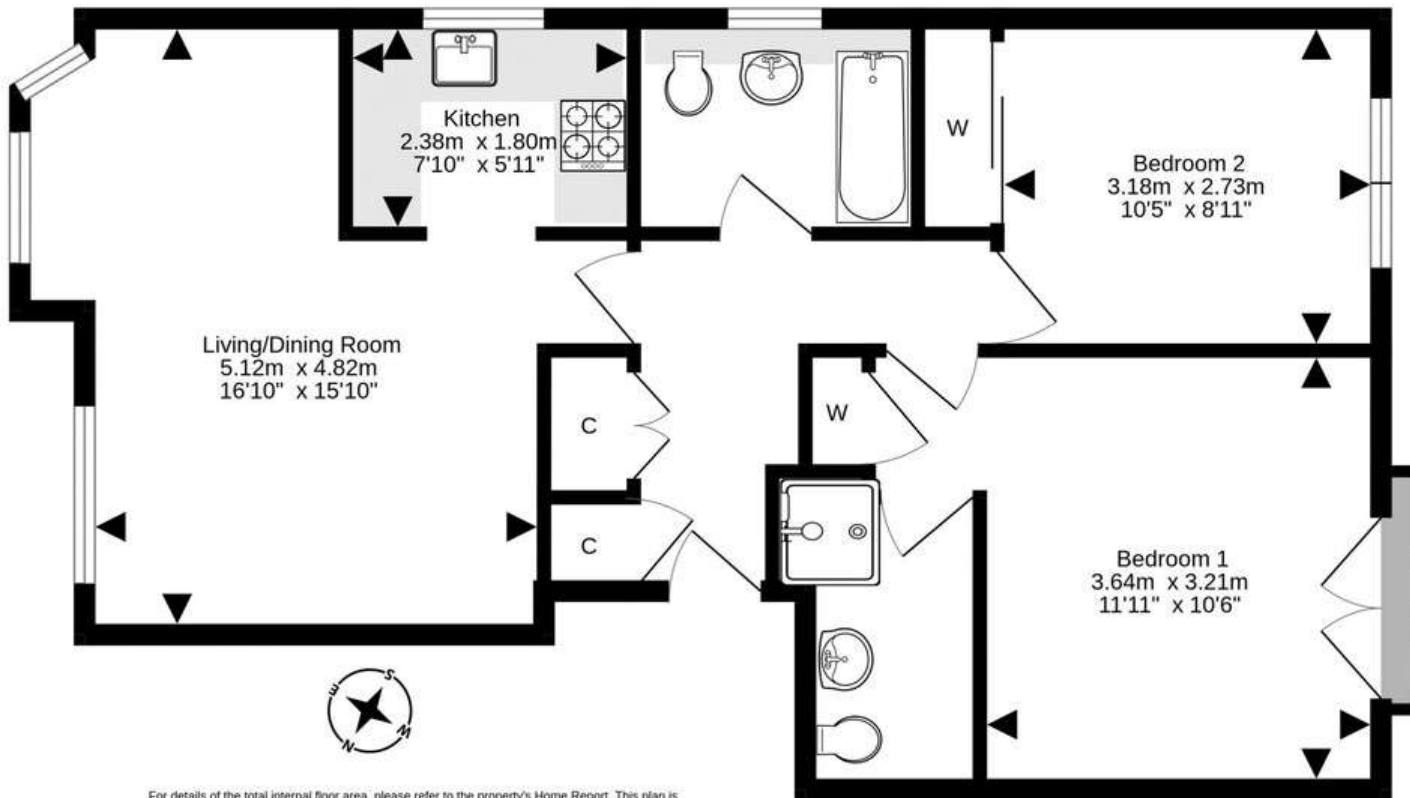
The integrated kitchen appliances, curtains and fitted floor coverings are included. Sofa and dining table with chairs can be negotiated separately if desired.

## Price & Viewing

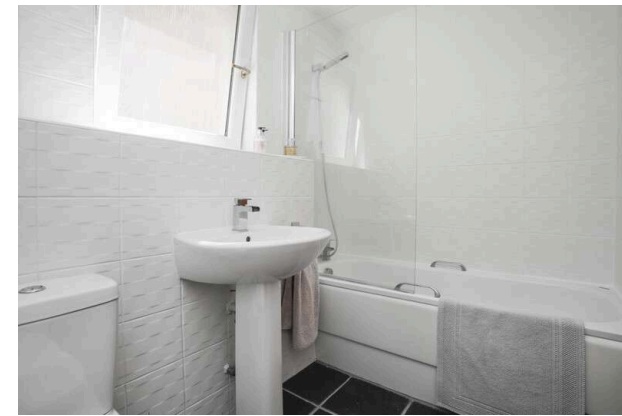
For price and viewing information or further details on this property please contact agent.

## EPC Band - B





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

