



GILSON GRAY

LAW • PROPERTY • FINANCE

27 ULSTER GARDENS

Willowbrae, Edinburgh, EH8 7LL



Enjoying a leafy setting within strolling distance of Holyrood Park and Parsons Green primary school, this detached double-storey bungalow offers its new owners a deceptively spacious and flexible family home. Set in mature private gardens, the property boasts 2/3 reception rooms, 3/4 bedrooms, 2 shower rooms, plus a separate study. A private drive and a single garage, with rear garden access, offer excellent private parking. Although lovingly maintained, parts of the property would now benefit from cosmetic upgrading. The area enjoys a wide range of amenities and shops, a selection of schools at primary and secondary level, and is only a short bus journey into the centre of the city.

Extras: Included in the sale are all the fitted floor and window coverings, light fittings, integrated kitchen appliances and garden sheds.

FEATURES

- Sought-after Willowbrae location
- Detached, double-storey bungalow
- Living room with large, twin windows
- Generous sun room with garden access
- L-shaped fitted kitchen with garden views
- Formal sitting room/principal bedroom
- Three further generous double bedrooms
- Stylish, contemporary ground floor shower room
- Two-piece, first floor shower room
- Private drive and single garage
- Private front garden and lush, green rear garden
- Gas central heating and double glazing throughout







AN IDEAL FAMILY HOME, SET
IN A SOUGHT-AFTER, LEAFY
LOCATION, WITHIN EASY
REACH OF THE CITY CENTRE,
SCHOOLS, AND GREEN
SPACES






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GARDENS



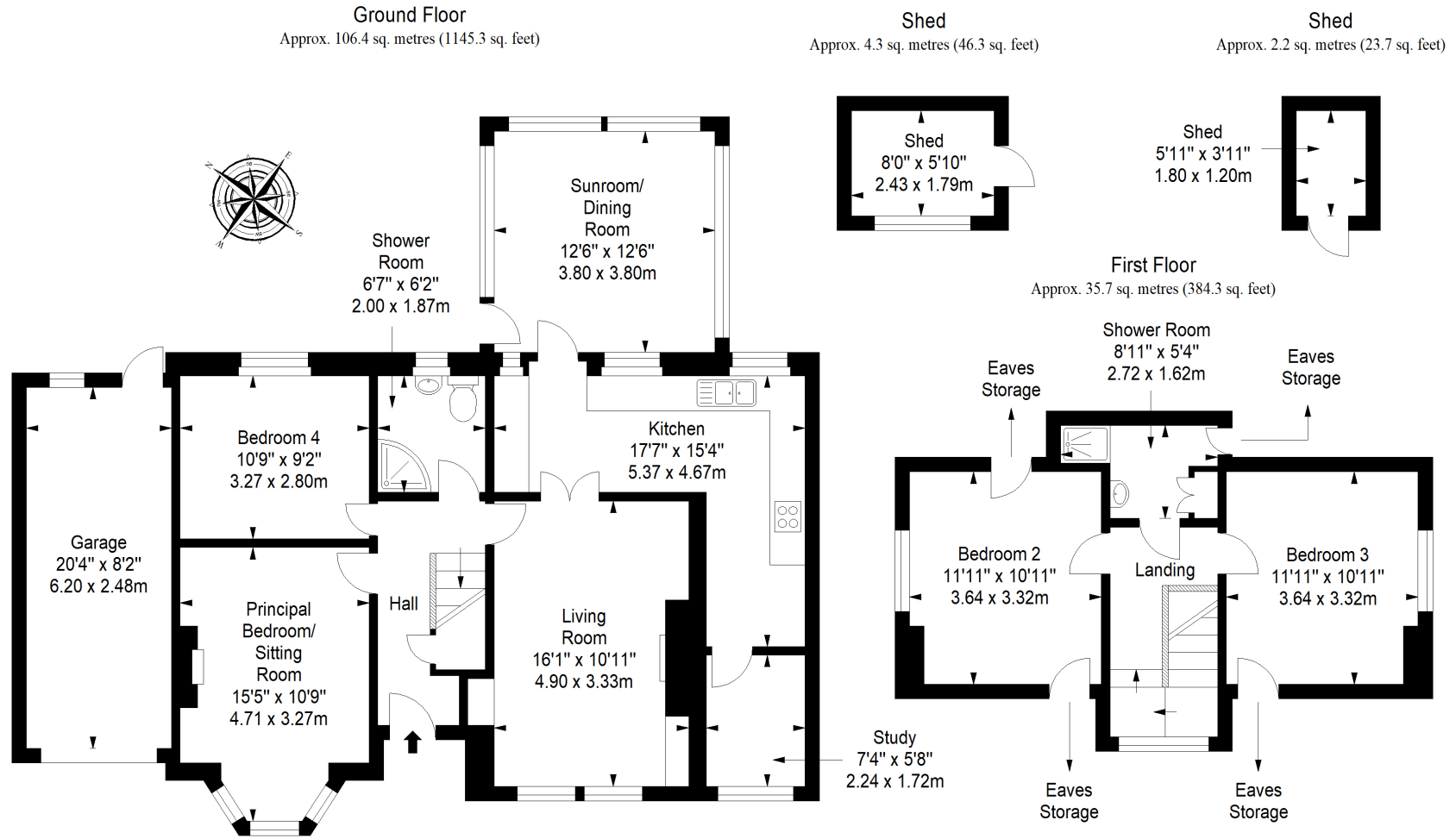
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Total area: approx. 148.6 sq. metres (1599.5 sq. feet)



GILSONGRAY.CO.UK

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GLASGOW

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DUNDEE

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BORDERS

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