



114/4 Willowbrae Road

Willowbrae, Edinburgh, EH8 7HW



VMH ESTATE AGENTS



Bright, recently decorated 1st floor flat within an exclusive development in Willowbrae

- Sitting room
- Kitchen/dining room
- Principal bedroom with en-suite
- Double bedroom 2
- Bathroom with 3-piece suite
- Secure entryphone system
- Close to local amenities
- Landscaped communal grounds
- Private residents' parking
- Gas central heating & double glazing



Offers Over £250,000

EPC Rating: C

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Situated within an exclusive development just off Willowbrae Road, this bright & well proportioned 2 bedroom 1st floor flat offers a generous home, perfect for a first-time buyer or professional couples.

Internally the property has been freshly decorated for sale and further benefits from gas central heating, double glazing & private residents parking.

Management

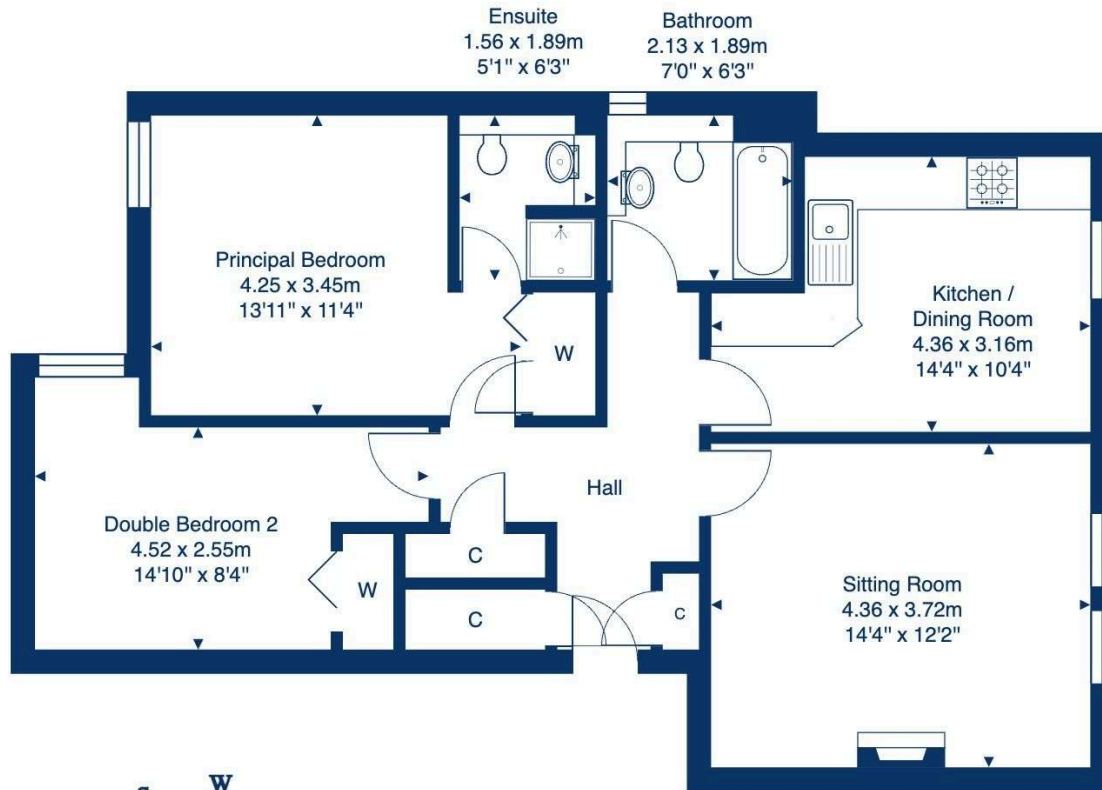
The development is factored by Taylor & Martin at a current cost of Approx. £1,100 per year. This cost includes block buildings insurance, stair cleaning and landscaping of the communal grounds.

Extras

All fitted floor coverings, blinds, curtains, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price.



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First Floor

Total Area: 74.7 m² ... 804 ft²

All measurements are approximate and for display purposes only.

Location

The property is located in the area of Willowbrae, which lies a short distance to the east of the city centre. Within the vicinity there is an excellent range of amenities including schools, shops and recreational facilities. Morrisons supermarket is within easy reach and there is also a post office, medical practice, public library, bank, bowling and tennis clubs nearby with further sports facilities at Meadowbank Sports Centre. The Edinburgh Royal Infirmary is a short distance away as is Holyrood Park and Arthur's Seat. Regular buses are on hand and there is easy access to major motorway networks via the Edinburgh city bypass. Schooling is well represented from nursery to senior level in both public and private sectors.





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

 **0131 622 2626**

 **property@vmh.co.uk**

 **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.