



WILLOWBRAE

14 ABERCORN ROAD
EH8 7DE



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EPC RATING: D

OFFERS OVER £300,000

PROPERTY DESCRIPTION

- Private maindoors entrance into vestibule, leading to long hallway with storage cupboard
- Elegant bay windowed living room with feature period fireplace with log burner & Edinburgh press
- Spacious kitchen/dining room with wide range of shaker style fitted units & appliances, a clothes pulley and lots of room for dining & entertaining
- Double bedroom to rear with door to garden area
- Second double bedroom to front with excellent storage area
- Bathroom with period style fittings including a freestanding bath with shower over, sink, wc, heated towel rail & feature tiling
- Very handy boxroom with an abundance of storage – would also make an ideal study
- Gas central heating from Baxi combi gas boiler, upgraded in 2021 and located in kitchen
- Mixture of upvc & wooden framed double glazed windows
- A wealth of period features including stripped wooden floors & doors, cornicing, fireplace, Edinburgh press
- Private front garden with hedging, a shed and space to sit out & relax
- Private rear garden with paved patio and lawn surrounded by borders and an Asgard bike shed.
- Free on street parking



VIEWING

Sun 2-4pm pr pls call

Jardine Phillips

0131 4466850





BEAUTIFULLY PRESENTED TWO BED PLUS BOXROOM LOWER FLAT WITH PRIVATE FRONT & REAR GARDENS

Located in the desirable area of Willowbrae is this superb property with well presented accommodation comprising a sunny bay windowed living room, large kitchen/dining room - perfect for entertaining, two double bedrooms, a handy boxroom and the benefit of private front & rear gardens. Excellent transport links into the city centre make it perfect for commuters, with the added benefit of exceptional wide-open spaces on your doorstep, good local schools and great shopping & amenities close by. This would make an ideal home for first time buyers, professionals, downsizers or a young family.

AREA

Willowbrae is a highly regarded area to the east of the city centre, close to Holyrood Park & Arthur's Seat 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 at Portobello Road and further facilities at the nearby Meadowbank, St James Quarter & Fort Kinnaird Retail Parks. For outdoor and sports enthusiasts, there is the exciting Meadowbank Stadium, the Royal Commonwealth Pool and Portobello Baths, together with the scenic walks in Holyrood Park and along Portobello Beach. There are also golf courses at Duddingston & Craingentinny. Schooling is well represented from nursery to senior level and the property is in the catchment for Parsons Green & St Ninian's RC Primary Schools and Portobello & Holy Rood RC High Schools, and the central universities are all within easy reach. Numerous bus services

run along the main roads to most parts of the city & surrounding areas and there is very easy access to the A1, the City Bypass and the motorway network beyond.

EXTRAS

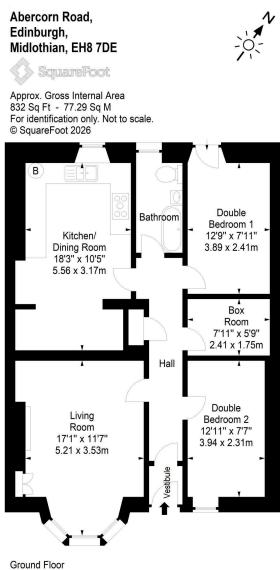
The blinds/curtains, light fittings, gas hob, oven, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£310,000



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|---------------------|----------------------------|
| Living room | 17'1 x 11'7 (5.21 x 3.53m) |
| Kitchen/dining room | 18'3 x 10'5 (5.56 x 3.17m) |
| Bedroom 1 | 12'9 x 7'11 (3.89 x 2.41m) |
| Bedroom 2 | 12'11 x 7'7 (3.94 x 2.31m) |
| Boxroom | 7'11 x 5'9 (2.41 x 1.75m) |



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.