

**99 Willowbrae Avenue, Willowbrae
Edinburgh, EH8 7TH**

OFFERS OVER £420,000



drummondmiller



- Period terraced family villa only yards away from Holyrood Park
- Well maintained private back garden
- Bay-windowed sitting room and dining room
- Wooden burner stove in family room
- 4 bedrooms and bright bathroom with 3 piece suite
- Gas central heating and double glazing
- Stunning views of East Edinburgh and the Forth from the terrace roof.
- EPC D

Description

The property will appeal to discerning purchasers of all age groups and due to scarcity value, early viewing is strongly recommended. This well-proportioned Victorian villa is quietly located within a traditional terrace in a well-established residential area. The property is sure to appeal to purchasers of all age groups seeking a character home with great potential. The layout (134 sqm) is extremely flexible and will easily adapt to meet the ever changing needs of modern life. There is an entrance/foyer to the property leading into the main ground floor landing. The living room is spacious and bright and features a traditional bay window looking out onto the front and there is a stylish wood stove on the main feature wall. The living room features stunning original corning throughout. The dining room opens into a large kitchen with ample storage. The rear garden is accessed via a rear door in the kitchen. The stairway flourishing in light from the cupola leads upstairs to three double bedrooms and 1 single bedroom. The 3 suite bathroom has been recently modernised and is a good size. The stairway is unique and the wooden bannister is well looked after. There is a second staircase which leads to the roof terrace which you can see all of east Edinburgh and further to the Forth and Fife.





Location

Willowbrae Avenue is a well-admired street residential street in which properties seldom become available. The area is set back from Willowbrae Road and occupies an elevated position directly bounded by the delightful Holyrood Park. Always a popular choice in East Edinburgh, it is less than two miles from Princes Street and quite literally a few minutes car/bus journey away from Portobello (Edinburgh's seaside), Duddingston Loch and golf courses. A host of amenities are immediately accessible including a large supermarket, bank, church, library, tennis courts, convenient stores, hairdresser and schools. Nearby Meadowbank (3/4 mile) has a large Sainsbury's and new sports complex (currently under construction).

Gardens and Parking

The property has a gated front garden and private mature rear garden with an established lawn which is well stocked with herbaceous shrubs providing all year interest and colour. Willowbrae Avenue offers unrestricted street parking.

Central Heating and Double Glazing

Gas central heating is complemented by double glazing.

Extras

The washing machine will be included in the sale along with the blinds. Some light fittings may be left via negotiation.

Valuation

Surveyors have valued the property at £430,000 and the Home Report is available via the ESPC web site.

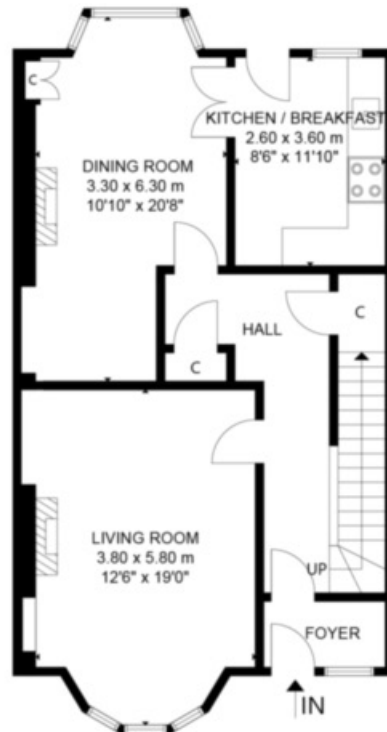
EPC and Council Tax

The property has a D EPC rating and lies in Council Tax band F.

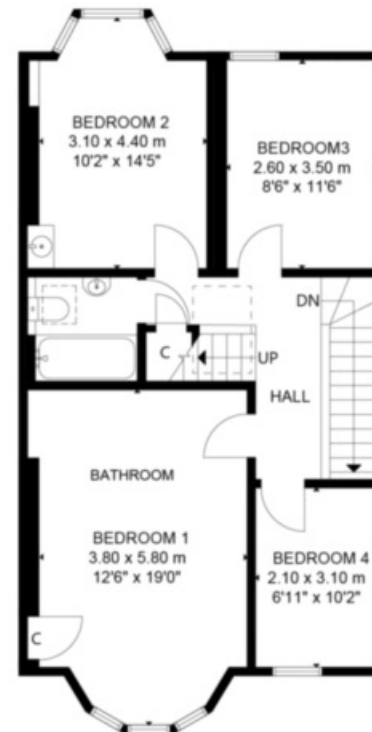
Viewing

0131 229 3399 to arrange a viewing.





GROUND FLOOR



FIRST FLOOR



99 WILLOWBRAE AVENUE, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,442 SQ FT / 134 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on 0131 229 3399 or
 email sales@dm-property.com
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