



17/5 LADY NAIRNE LOAN

Willowbrae, Edinburgh, EH8 7NN



1
Public Room



2
Bedrooms



1
Bathroom



17/5 LADY NAIRNE LOAN

This two-bedroom second-floor flat enjoys a peaceful address in sought-after Willowbrae, just a short stroll from convenience shopping, a primary school, city bus links, and the stunning open greenery of Holyrood Park. It is an inviting modern home featuring a southwest-facing kitchen and a reception room (with a living-flame fire) that leads to a sheltered seating balcony offering leafy neighbourhood views. Additionally, there are two double bedrooms, one with fitted mirrored wardrobes, and a bathroom equipped with a shower-over-bath. The established development also provides access to a communal rear garden that faces south, and ample unrestricted parking is available on the street.







F
EPC
RATING

B
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Quiet setting a stone's throw from Holyrood Park
- Inviting top/second-floor flat in an established development
- Entrance hall with storage
- Homely living/dining room
- Modern kitchen with a southwest-facing aspect
- Two double bedrooms (one with fitted wardrobes)
- Bright bathroom with shower-over-bath
- Seating balcony off the reception room
- Shared access to a south-facing rear garden
- Unrestricted on-street parking







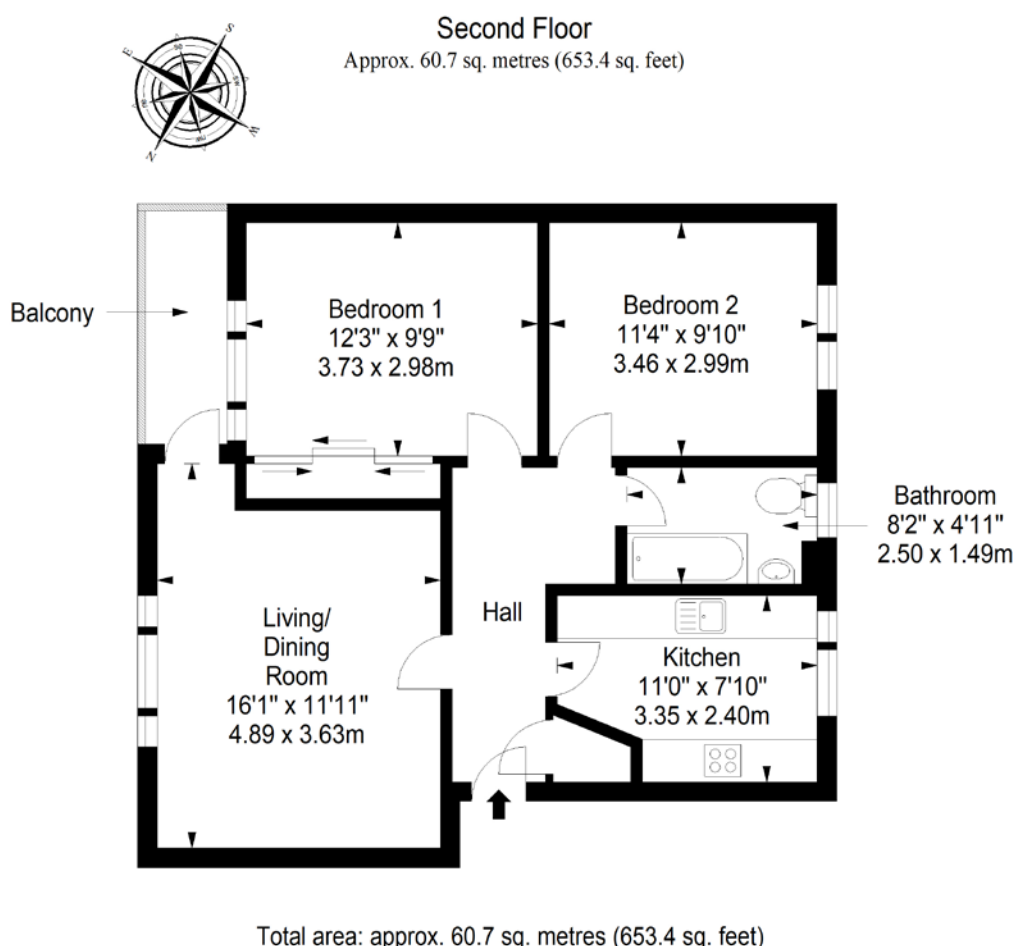


Extras: All fitted floor and window coverings and light fittings are included.



WILLOWBRAE, EDINBURGH

Situated at the foot of Holyrood Park, the tranquil residential area of Willowbrae lies just over two miles east of the city centre and boasts incredible far-reaching views over the Firth of Forth and the green hills of Holyrood Park. The area is home to a good range of minimarkets, independent retailers, and restaurants and pubs, with more extensive shopping facilities available in nearby Meadowbank Shopping Park and the city centre. Outdoor lovers are spoilt for choice with Holyrood Park, Arthur's Seat, and Calton Hill all on the doorstep, offering the perfect setting for a relaxing stroll or an invigorating hike with captivating panoramic views of the city and beyond. For the golf enthusiast, Craighentinny, Portobello, and Duddingston golf courses are all within easy reach. Nearby Meadowbank Sports Centre offers unrivalled indoor and outdoor sports facilities, following a state-of-the-art refurbishment. Additional facilities can be found a short drive away at Portobello Swim Centre and the Royal Commonwealth Pool. Willowbrae falls in the catchment area for highly-regarded primary and secondary schools, as well as being ideally placed for some of the capital's finest independent schools. The area enjoys fantastic transport links, with day and night buses across the city. Waverley train station is just a short distance away and thanks to Willowbrae's close proximity to the A1, commuting from the area is swift and convenient.



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