



114/1 Willowbrae Road, Edinburgh, EH8 7HW

Attractive and spacious two-bedroom ground floor flat with private residents parking

URQUHARTS
EDINBURGH



DESCRIPTION

114/1 Willowbrae road is an attractive and spacious two-bedroom ground floor flat, forming part of an established development with private residents parking. Situated in the popular Willowbrae area, the location is superb with excellent local amenities and schools and is a convenient distance to the city centre & surrounding areas.

Entrance hall with two storage cupboards; bright sitting room with twin windows overlooking the communal garden grounds; fitted kitchen / dining room with wall & base units and integrated appliances; two double bedrooms, both with built-in wardrobes and one with en-suite shower room; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Sitting room. Kitchen / Dining room. Two double bedrooms (one en-suite). Bathroom.

Gas central heating. Double glazing. Well-maintained landscaped communal grounds. Private unallocated residents permit parking. Communal bin and bike stores. The development is factored by Taylor & Martin and there is an approx. monthly fee of 120 (including common buildings insurance).

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

LOCATION

Willowbrae Road is situated in the popular area of Willowbrae, which lies a short distance to the east of the city centre. The area is well-served for local amenities with a Morrisons supermarket within walking distance, Sainsbury's and Lidl at Meadowbank and ASDA at the Jewel. More extensive shopping is available at Fort Kinnaird Retail Park, which is within easy reach. Historic Leith, Portobello and Musselburgh are only a few miles away offering a further choice of specialist shops and services. Several recreational facilities nearby include the open spaces of Holyrood Park, Arthur's Seat, Figgate Park and Duddingston Golf Course, as well as Portobello baths and beach promenade. Catchment schools in the area include Parsons Green Primary, St John's RC Primary School, Portobello High, and Holyrood RC High, with the University of Edinburgh's Moray House Campus, Edinburgh College (Jewel & Esk campus) and Queen Margaret University campus nearby. There is an efficient bus service running throughout the city and surrounding areas, and road links are very accessible out to the City Bypass and main motorway networks as well as Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing. Waverley Station is easily accessed by bus, on foot or by bike.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

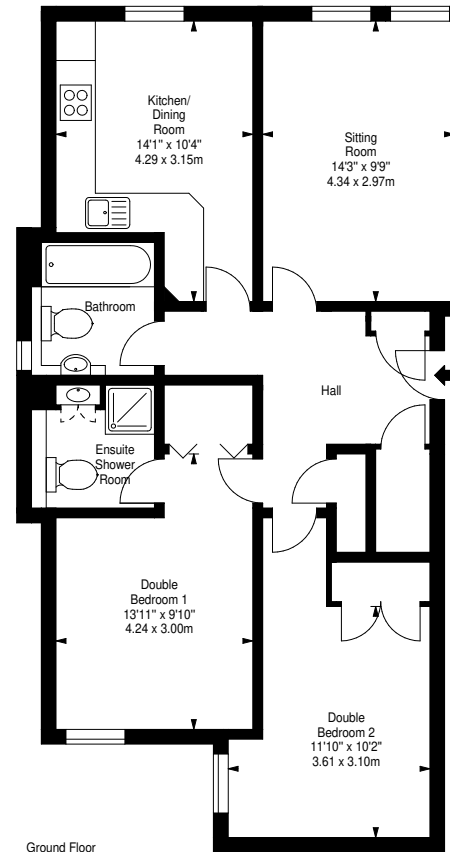
The property has a Council Tax Band E

The property has an Energy Rating Category C
Tenure Freehold

Flat 1,
114 Willowbrae Road,
Edinburgh,
Midlothian, EH8 7HW



Approx. Gross Internal Area
775 Sq Ft - 72.00 Sq M
For identification only. Not to scale.
© SquareFoot 2025



2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.