



44
Marionville Crescent
Willowbrae
Edinburgh, EH7 6AU



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Property Summary

This two-bedroom semi-detached bungalow is a spacious and well-presented home that offers bright and airy rooms, finished in appealing neutral tones. The southerly-facing property also benefits from beautiful gardens, including a large rear garden which is fully enclosed, incorporating a patio, a lawn, and mature planting. Ideal for a wealth of buyers, especially those downsizing or retiring, this bungalow further boasts a sought-after location in the capital, set in Willowbrae close to fantastic amenities, idyllic green spaces, and regular transport links.

Please contact us for more information:

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Features

- A spacious semi-detached bungalow
- Situated in sought-after Willowbrae
- Impressive views of Arthur's Seat
- Welcoming vestibule and central hall
- Elegant living room with a bay window
- Generously appointed kitchen
- Versatile conservatory with garden access
- Two spacious and airy bedrooms
- Bright three-piece shower room
- Landscaped front and rear gardens
- Unrestricted on-street parking
- Gas central heating with vertical radiators
- Double-glazed windows throughout







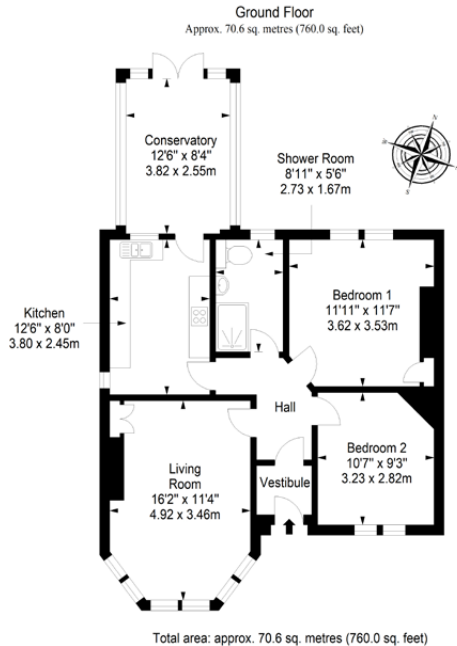
“Versatile conservatory with garden access,
two spacious and airy bedrooms and a
bright three-piece shower room”







Floorplan



EPC Rating - D | Council tax band - E | Home report Value - £320,000

Extras: all fitted floor and window coverings, light fittings, integrated oven and gas hob, freestanding fridge/freezer, dishwasher, and washing machine to be included in the sale.



Price & Viewings

Please refer to our website
www.watermans.co.uk

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