



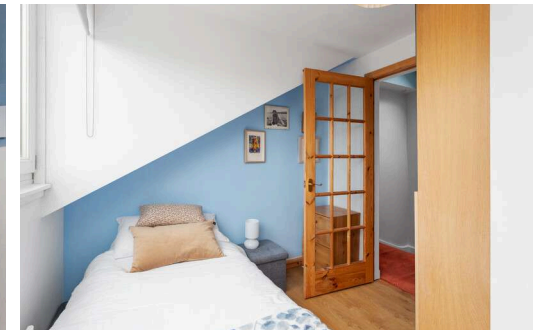
34 Ulster Crescent
Edinburgh, EH87LD

A

"34 Ulster Crescent is a well-proportioned family home located in an enviable and elevated locale"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING KITCHEN
- UTILITY ROOM
- BEDROOM 1 (DOUBLE)
- ENSUITE SHOWER ROOM
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- STUDY / BEDROOM 4
- BATHROOM
- FRONT & REAR GARDENS
- DRIVEWAY
- STUNNING PANORAMIC VIEWS
- EXCELLENT LOCAL AMENITIES





LOCATION

Willowbrae is an extremely popular residential area located to the east of the city centre. Within easy reach there is a Morrison's Superstore, Tesco Metro, an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park and Meadowbank Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Waverley and Brunstane railway stations connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College, Queen Margaret University and Edinburgh University. Leisure and recreational facilities are provided for by Meadowbank Sports Centre, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. Meadowfield Park, Holyrood Park, Arthur's Seat, Figgate Park, Portobello Promenade and Beach are great for a relaxed stroll.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

DESCRIPTION

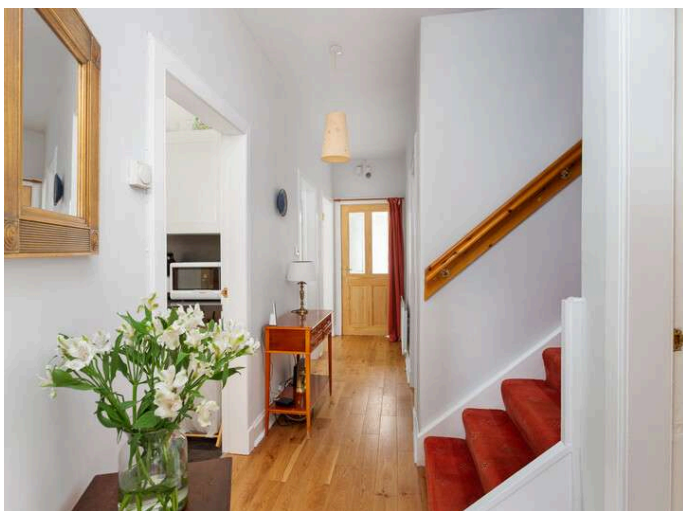
34 Ulster Crescent is a well-proportioned family home located in an enviable and elevated locale offering stunning, uninterrupted panoramic views of the Firth of Forth and beyond. Offering flexible family-sized accommodation over ground and first floor, the accommodation comprises: entrance vestibule; welcoming hallway; bright and spacious bay windowed living room with feature focal fireplace; kitchen / dining room with sliding door leading to rear garden; utility room with two cupboards off and side access; modern family bathroom with heated towel rail and electric shower over bath; rear facing double bedroom 2 with under stair storage; front facing double bedroom 3; carpeted return stairway leading to the 1st floor with generous double bedroom 1 offering incredible northerly aspects with built in mirrored wardrobes and en-suite shower room with Velux window and study/ single bedroom 4 which completes the accommodation on offer. Externally, the property boasts a low maintenance front garden mostly laid to lawn, single paved driveway suitable for 1 vehicle. To the rear there is an expansive well-manicured enclosed garden mostly laid to lawn with mature shrubs and access to a cellar. Further benefits include ample storage provided by partially floored eaves accessed via bedroom 1: gas central heating; double glazing and on street parking.

EPC RATING

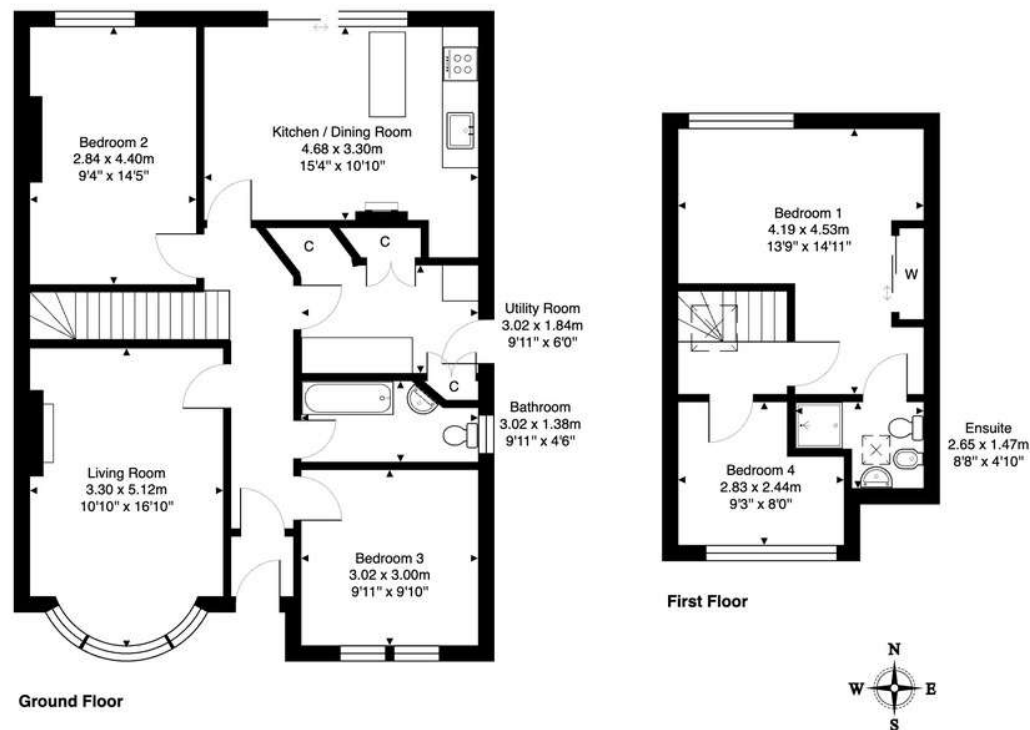
The energy efficiency rating for this property is band C.

34 Ulster Crescent, Willowbrae, Edinburgh, EH87LD

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



34 Ulster Crescent, Willowbrae, EH8 7LD



266-268 Portobello High Street,
 Edinburgh, EH15 2AT
 T: 0131 669 2121
 Fraser Falconer - 07825 951348
 admin@annan.co.uk



Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
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