



11 Ulster Drive
Edinburgh, EH8 7JG

A

"11 Ulster Drive is a rarely available, bright and beautifully proportioned semi-detached family home"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- ATTIC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS









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. Brunstane and Newcraighall 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 and Queen Margaret University Campus.

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. 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

11 Ulster Drive is a rarely available, bright and beautifully proportioned semi-detached family home perched on an elevated plot with breathtaking views. Located within the highly desirable district of Willowbrae, 3 miles East of Edinburgh city centre, early viewing is highly recommended. Impeccably presented, the accommodation comprises: entrance vestibule; welcoming hallway adorned with restored original wooden flooring that flows seamlessly throughout; spacious living room with stunning northerly aspects from its bay window, stretching out towards the Firth of Forth; stylish kitchen/dining room, with patio doors that open to a sun-drenched south-facing garden, perfect for family gatherings and summer entertaining; rear-facing double bedroom 1 with a built-in wardrobe; front-facing bedroom 2 offering spectacular views; charming single bedroom 3 with cupboard space; contemporary wet room with mains-fed shower and an expansive attic space with eaves storage which presents superb development potential, subject to the necessary permissions, which completes the accommodation on offer. Further benefits are gas central heating & double glazing. Externally, a single driveway is adjacent to a well-maintained front garden, complete with lawn, mature bushes and a wealth of bedding plants. Side access leads to the enclosed rear garden, mainly laid to lawn, featuring a decked patio area ideal for alfresco dining and multiple vegetable patches.

The energy efficiency rating for this property is band D



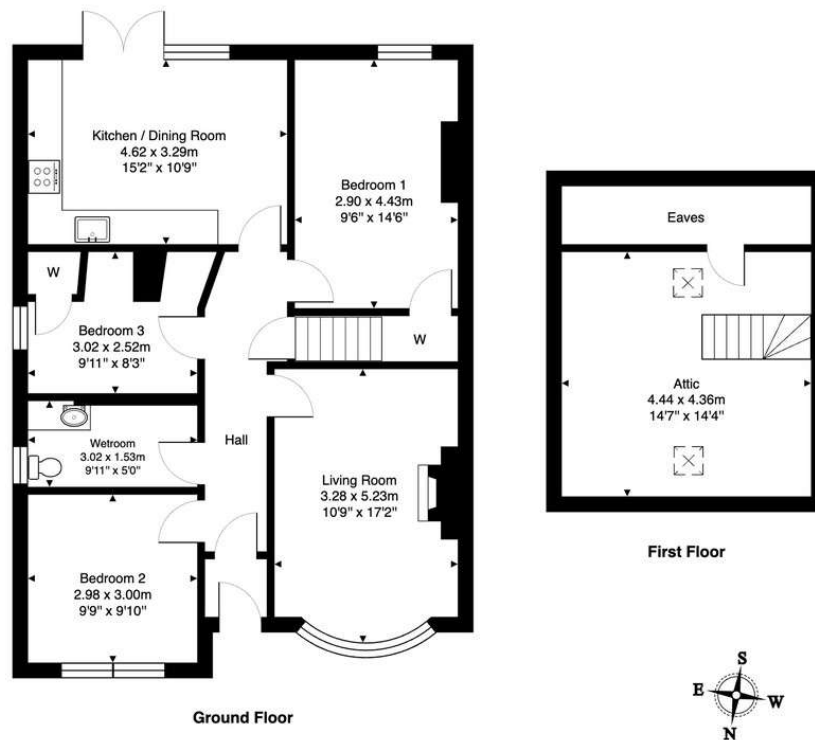


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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 98.7 m² ... 1062 ft² (excluding eaves)
 All measurements are approximate and for display purposes only.



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