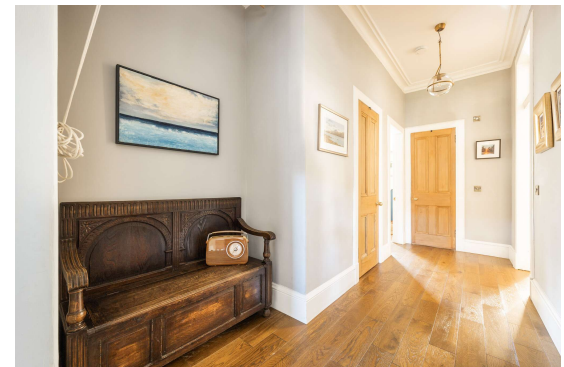


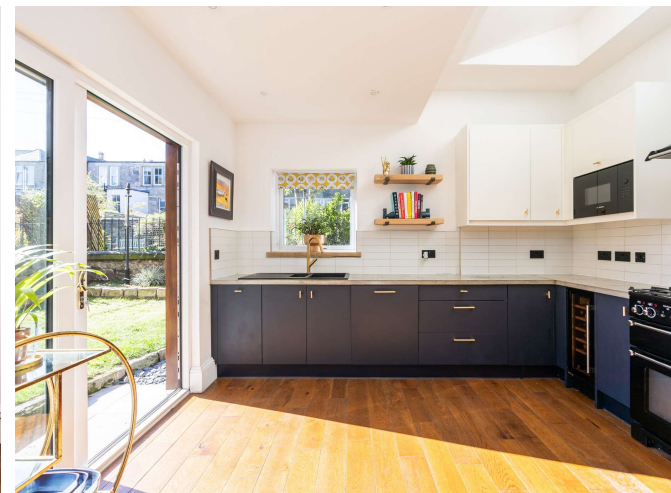


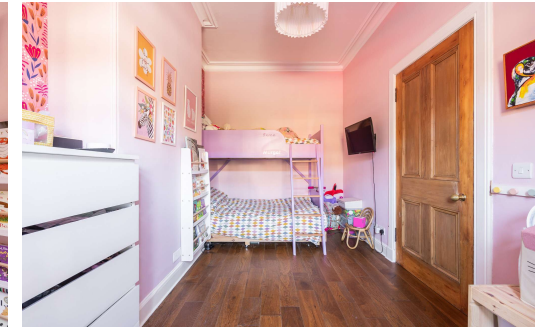
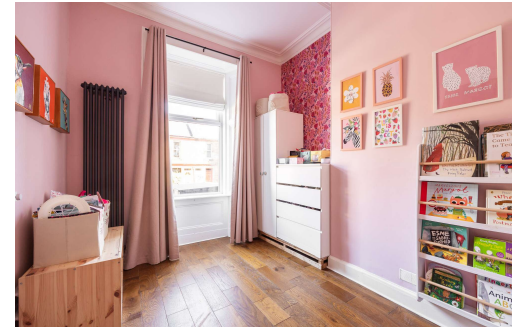
**58 Willowbrae Road**  
Edinburgh, EH8 7HA

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*"58 Willowbrae Road is an immaculately presented, bright and spacious main door flat, offering flexible accommodation in move-in condition"*

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM / BEDROOM 3
- SITTING / DINING ROOM
- KITCHEN
- UTILITY ROOM
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BATHROOM
- PRIVATE REAR GARDEN
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT 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. Waverly 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. 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 D, however, please check with the local authority.

## DESCRIPTION

58 Willowbrae Road is an immaculately presented elevated main door flat, forming part of a traditional tenement building situated in the sought-after district of Willowbrae. Offering a flexible layout, in genuine move-in condition the accommodation comprises: entrance vestibule with encaustic tiles; welcoming hallway with deep cupboard used as a cloakroom and for storage, one further cupboard off and useful pulley; bright and generously proportioned living room with a Bioethanol fireplace, which could be utilised as a double bedroom, with ornate cornicing and Edinburgh Press; sitting / dining room with useful utility room off with sink, units and plumbing for a washing machine; extended area forming stylish dual aspect fitted kitchen with base and wall mounted units, integrated dishwasher, Velux window and sliding patio doors leading to rear garden; two good sized double bedrooms and contemporary bathroom with mains operated shower over bath with waterfall and hand shower and window. Further benefits include gas central heating; double glazing with acoustic glass; engineered wood flooring with tiles in bathroom and vestibule, front garden, private sunny enclosed rear garden laid to lawn with decking area; unrestricted street parking; excellent local amenities and great transport links and a close walk from Arthur's Seat.

## EPC RATING

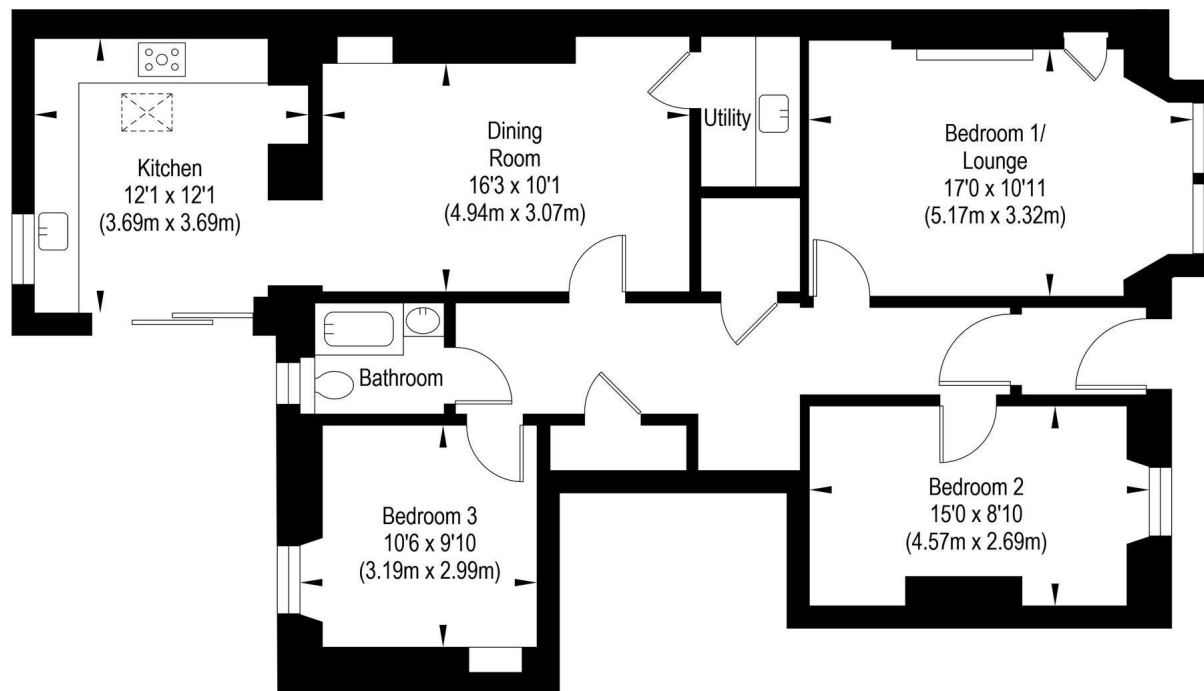
58 Willowbrae Road, Willowbrae, Edinburgh, EH8 7HA

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.



Approx. Gross Internal Floor Area 92 Sq M / 995 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.



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**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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