



123 Willowbrae Road

Willowbrae

Edinburgh

EH8 7HN



ADT

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WELCOME



Stylish, spacious and very well presented mid terraced villa forming part of a distinctive red sandstone Victorian terrace conveniently located in the Willowbrae area, east of Edinburgh City Centre. Willowbrae is an established and popular residential area with a strong community feel and with extensive parkland, Portobello beach and Edinburgh City Centre all close at hand. Local independent shops can be found throughout, whilst a Morrison superstore lies on Portobello Road, a short walk from the house, a Sainsbury's at Meadowbank Retail Park, and an extensive range of high street names and multiplex cinema at Fort Kinnaird. Brand new sports facilities are also available at Meadowbank Sports Centre, and swimming at the Commonwealth pool or Portobello Baths.



Nearby Portobello offers open spaces, a wide variety of cafes and bars, and a seafront promenade. The extensive Holyrood Park and Arthur's Seat parklands are within a few minutes walk from the property. There is also a good choice of well regarded schools catering for all levels. This location has great road links in and out of the City to the East via the A1, and onto the Edinburgh bypass, and regular bus services take you into the City Centre, and Edinburgh Waverley train station usually within ten minutes.

Internally the property is in excellent decorative order throughout and provides spacious and flexible family accommodation. The house benefits from gas central heating with a combi boiler, double glazing with bespoke fitted shutters and good storage facilities.

Private front and rear gardens.

## Property Details

- Entrance Vestibule with tiled floor and glazed door to welcoming Hall with carpeted staircase to upper floor. Under stair cupboard.
- Elegant and spacious Lounge with bay window to front. Feature fireplace with living flame gas fire. Decorative cornice. Double doors to Family Room/Dining Room.
- Spacious Family/Dining Room with window to rear overlooking garden. Extensive built in shelving. Feature fireplace with living flame gas fire. Cornice.
- Stylish and modern fully fitted Breakfasting Kitchen with matching wall and base units. Integrated induction hob, electric oven and grill. Ample work surfaces with integrated sink with drainer. Windows to side. Space for table and chairs.
- Partly tiled rear Hall with built in cupboard and providing access to Shower Room and Utility Room.
- Good sized fitted Utility Room with French doors to garden. Matching wall and base units. Work surfaces with integrated stainless steel sink with drainer. Wall mounted combi boiler.
- Shower Room with white two piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Window to side.

## First floor:

- Bright Landing with cupola providing natural daylight. High level storage space.
- Grand Master Bedroom with bay window to front. Extensive built in mirrored wardrobes provide excellent storage space. Decorative cornice.
- Second Double Bedroom with window to rear with open outlook. The free-standing bedroom furniture may be included in the sale.
- Third Double Bedroom with window to rear again with open outlook. Wash hand basin with vanity unit below.
- Family Bathroom with white three-piece suite comprising bath with tap mixer shower, wash hand basin with vanity unit below and WC. Frosted window to side.



Viewing: By appointment on 0131 524 3800



















There is a private garden to the front of the property with an attractive array of established plants and shrubs.

The rear garden is fully enclosed with decking providing ample space for garden furniture. The garden also features an attractive array of established plants and shrubs.

Unrestricted parking is available in the surrounding streets.

- EPC Band- D
- Council Tax Band- G

Willowbrae Road,  
Edinburgh,  
Midlothian, EH8 7HN



Approx. Gross Internal Area  
1850 Sq Ft - 171.87 Sq M  
For identification only. Not to scale.  
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Ground Floor

First Floor



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\* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

