



Solicitors & Estate Agents










Offers Over

£400,000

1 Willowbrae Gardens

Willowbrae | Edinburgh | EH8 7EW

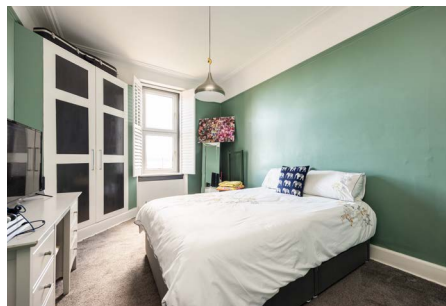
An immaculately presented main door upper villa, forming part of an elegant turreted terrace and boasting spectacular views towards Edinburgh's iconic Arthur's Seat. The internal space has been modernised and upgraded to an exacting standard throughout and offers well-proportioned and flexible accommodation within easy travelling distance of the City Centre and a host of superb amenities.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Unrestricted on street parking
-  Private front garden
-  EPC rating – D
-  Council tax band- E



Description

In brief the accommodation comprises: welcoming entrance hallway, modern reception/kitchen with a range of sleek white wall and base units with co-ordinated worktops and breakfast bar island, principal bedroom which is currently being utilised a living space by the existing owners and features a turreted bay, bright open outlook, wood burner and home office/study off, second good sized double bedroom with a walk in wardrobe and stylish en-suite with a white suite and double size shower cubicle with overhead rainfall shower, double bedroom three with built in wardrobe, and a shower room with a white suite and heated towel rail. The property also benefits from gas central heating and double glazing.



Extras

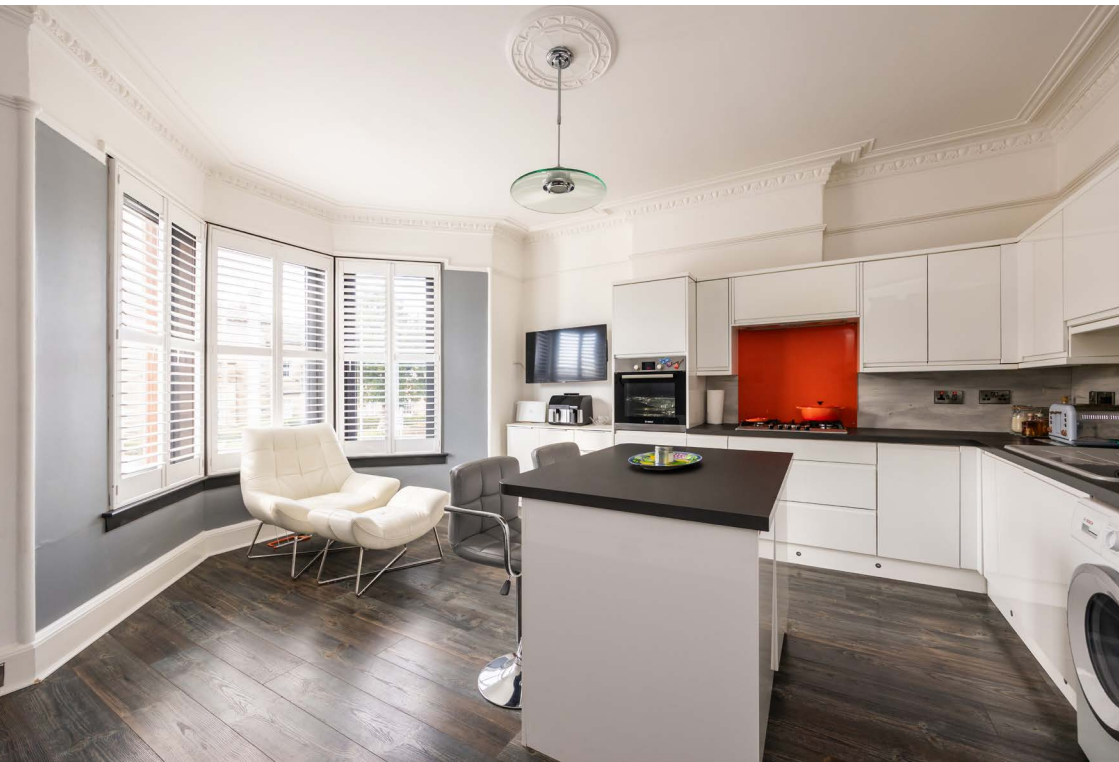
All fixtures and fittings will be included in the sale along with the gas hob and electric oven, fridge/freezer, washing machine and dishwasher.

Gardens and Parking

The property boasts a charming walled garden which is fully enclosed and includes an area of lawn, with paved patio and a variety of small trees and bushes. Free on street parking is available on Willowbrae Gardens and the adjacent streets.

Viewing

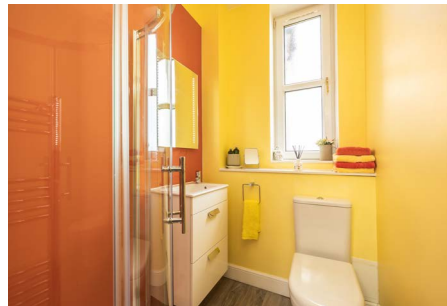
By appointment through Neilsons (0131 625 2222).





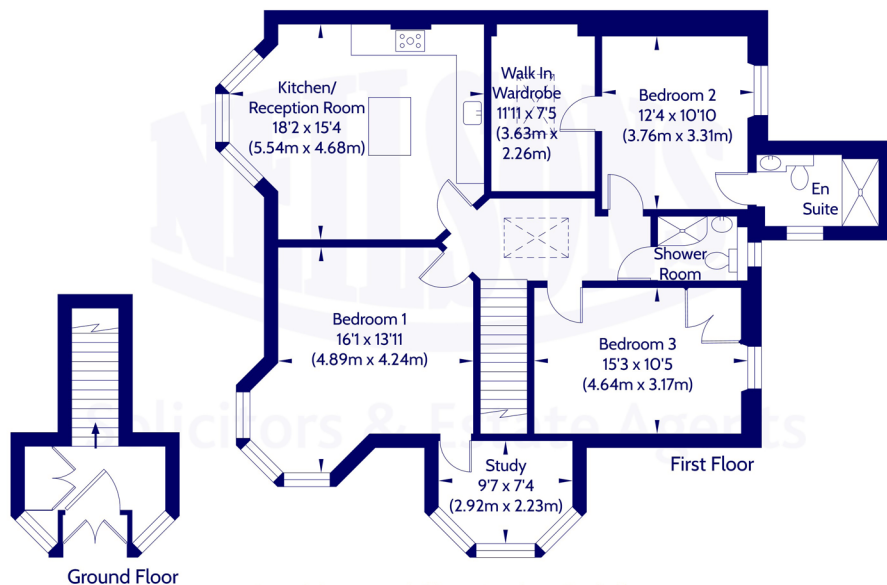
Location

Willowbrae Gardens is an attractive residential street, enjoying a superb location in the capital's sought after Willowbrae area, approximately two and a half miles east of Edinburgh's City Centre. Located moments from Holyrood Park and Arthur's Seat, the area boasts excellent local shops and services within easy walking distance, including a nearby Morrisons and Sainsburys. The new St James Quarter in the city is within reasonable walking/ cycling distance and excellent local bus services provide swift access to the city centre and surrounding areas, including Edinburgh's popular seaside district, Portobello. Well-regarded local schooling is available from nursery to secondary level and a wide choice of sporting and recreational facilities can be found close by, including the new international standard Meadowbank Sports Centre.





Approx. Gross Internal Floor Area 113.9 Sq M / 1226 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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