



Offers Over

£240,000

129/4 Willowbrae Road

Willowbrae | Edinburgh | EH8 7HL

A beautifully presented first floor flat forming part of an established modern development in the popular district of Willowbrae, close to local amenities, transport links and green spaces. With well proportioned accommodation and the added benefit of secure underground parking, this property is sure to appeal to a variety of purchasers including first time buyers and professionals.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Landscaped communal garden
-  Secure underground parking
-  EPC rating – B
-  Council tax band - E



Description

In true move in condition, you enter a welcoming entrance hall with secure entryphone system and storage, which then leads you to the generous lounge/dining room which has an electric fire, and a full length window with a view to Arthur's Seat and a Juliette balcony, allowing plenty of natural light to flood the room. Glazed doors lead to the modern kitchen with a range of wall and base units with co-ordinated worktops and splashback tiling. There are two double bedrooms both with built in wardrobes, and the principal has an en-suite shower room. Completing the accommodation is a stylish bathroom with a white suite. The property also benefits from gas central heating and double glazing.



Extras

Included in the sale will be the gas hob and electric oven, dishwasher, and integrated fridge/freezer and washing machine.

Gardens and Parking

To the rear is a landscaped communal garden which offers a great space for relaxing and dining in the warmer months. There is a secure underground car park with unallocated parking, along with a shared bike store.

Factoring

The communal areas are maintained by James Gibb at a cost of approximately £120 per month and this includes buildings insurance. There is also a float deposit of £390.

Viewing

By appointment through Neilsons (0131 625 2222).





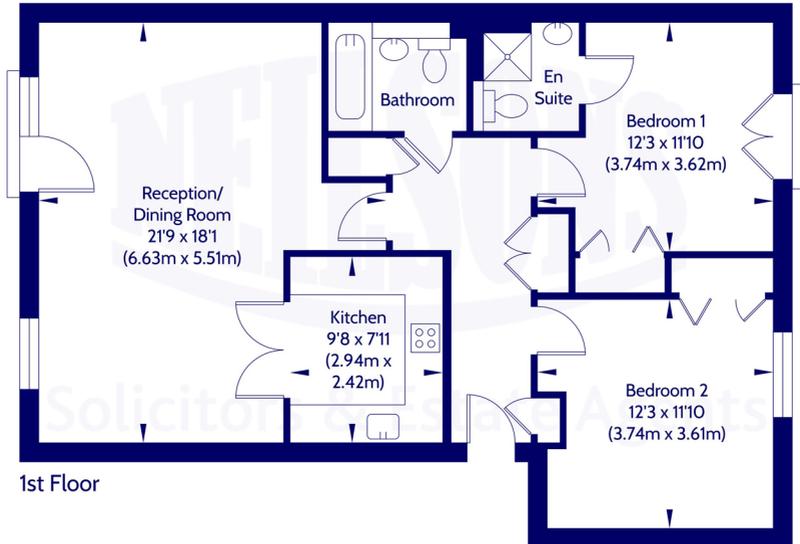
Location

Willowbrae Road enjoys a superb location in the capital's sought after Willowbrae area, to the east of Edinburgh's city centre. Located close to Holyrood Park and Arthur's Seat, the area boasts local shops and services within easy walking distance, including a nearby Morrisons. 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 international standard Meadowbank Sports Centre.





Approx. Gross Internal Floor Area 82 Sq M / 883 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.



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