







## Welcome

Welcome to Willowbrae Road, this charming two bedroom terraced villa offers bright and spacious accommodation arranged over two floors, boasting the most stunning views. The property is ideally located in the popular Willowbrae area of Edinburgh, close to an abundance of local amenities, Edinburgh city centre, Holyrood Park, Arthur's Seat, and nearby Portobello beach. The property is presented to the market in immaculate order throughout, we would highly recommend an early viewing.

- Entrance vestibule.
- Front facing living/dining room.
- Recently installed kitchen, fully fitted with integrated appliances.
- Two bedrooms.
- Stylish bathroom.
- Gas central heating and combi boiler.
- Double glazed windows throughout.
- On street parking available.
- Approved plans for a balcony to the rear.











## Willowbrae

The highly regarded Willowbrae area of Edinburgh lies to the east of the city centre, close to Princes Street, Holyrood Park, Arthur's Seat and Portobello beach which offer a great choice of scenic walks and fabulous views across the city. There is an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore and Meadowbank Retail Park. For outdoor and sport enthusiasts, Meadowbank Sports Centre is close at hand and boasts a gym, café, outdoor football pitch, athletics track and a choice of fitness studios. In addition, there are great facilities at the Royal Commonwealth Pool and Portobello Baths. There are also golf courses nearby at Duddingston, Prestonfield and Craightinny. Schooling is well represented from nursery through to senior level, and numerous universities are within easy reach. An efficient public transport network operates throughout the city and surrounding areas, with easy access to the A1 and City Bypass.

## Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and blinds were fitted.









# Get in touch

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Property Hub:

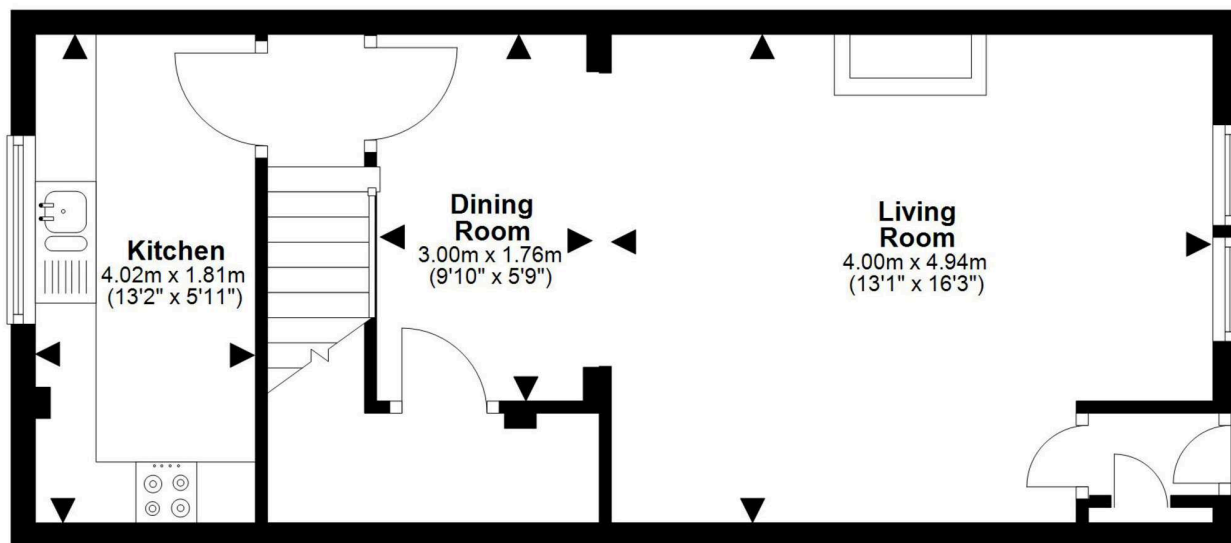
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

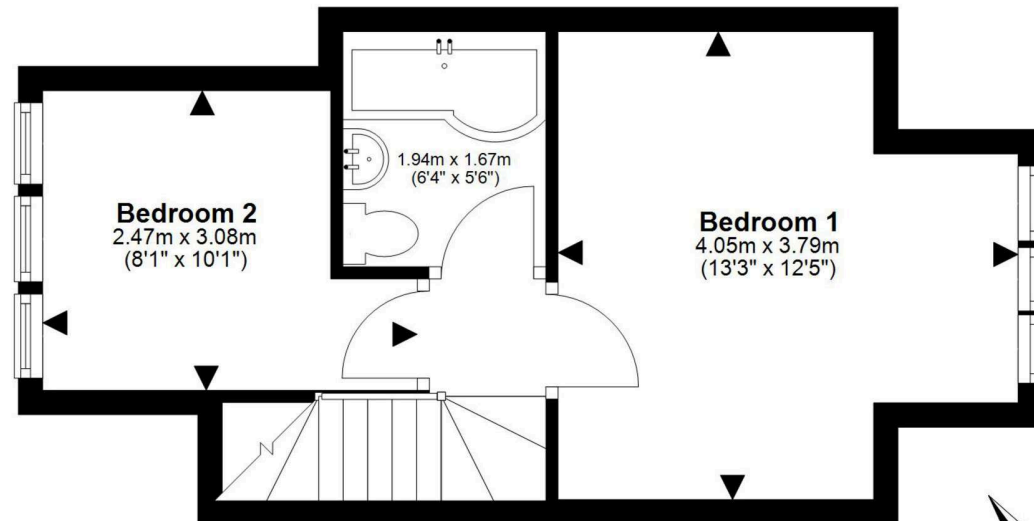
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



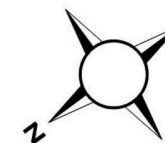
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



Ground Floor



First Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.