

2F1, 12 Piershill Terrace

Willowbrae, EH8 7EU



1 bed



1 bath



1 public



Key Features

- Traditional second-floor flat
- Attractive, mostly neutral interiors
- Secure shared entrance stairwell
- Bay-fronted living room with fireplace
- Attractive dining kitchen
- Spacious double bedroom
- Versatile box room/study with built in loft-bed
- Bathroom with shower-over-bath
- Access to well-maintained shared garden
- Unrestricted on-street parking
- Gas central heating system
- Traditional sash-and-case windows

EPC: C

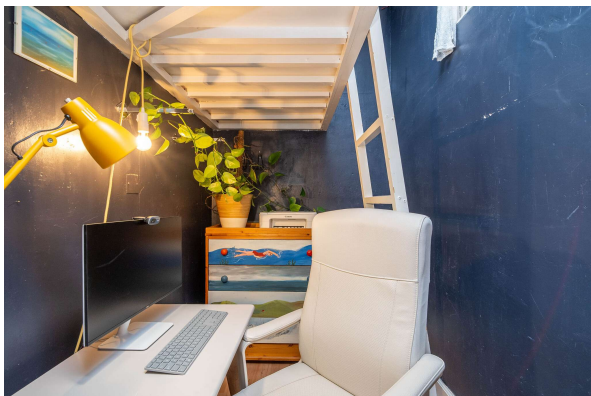
Council Tax: Band C



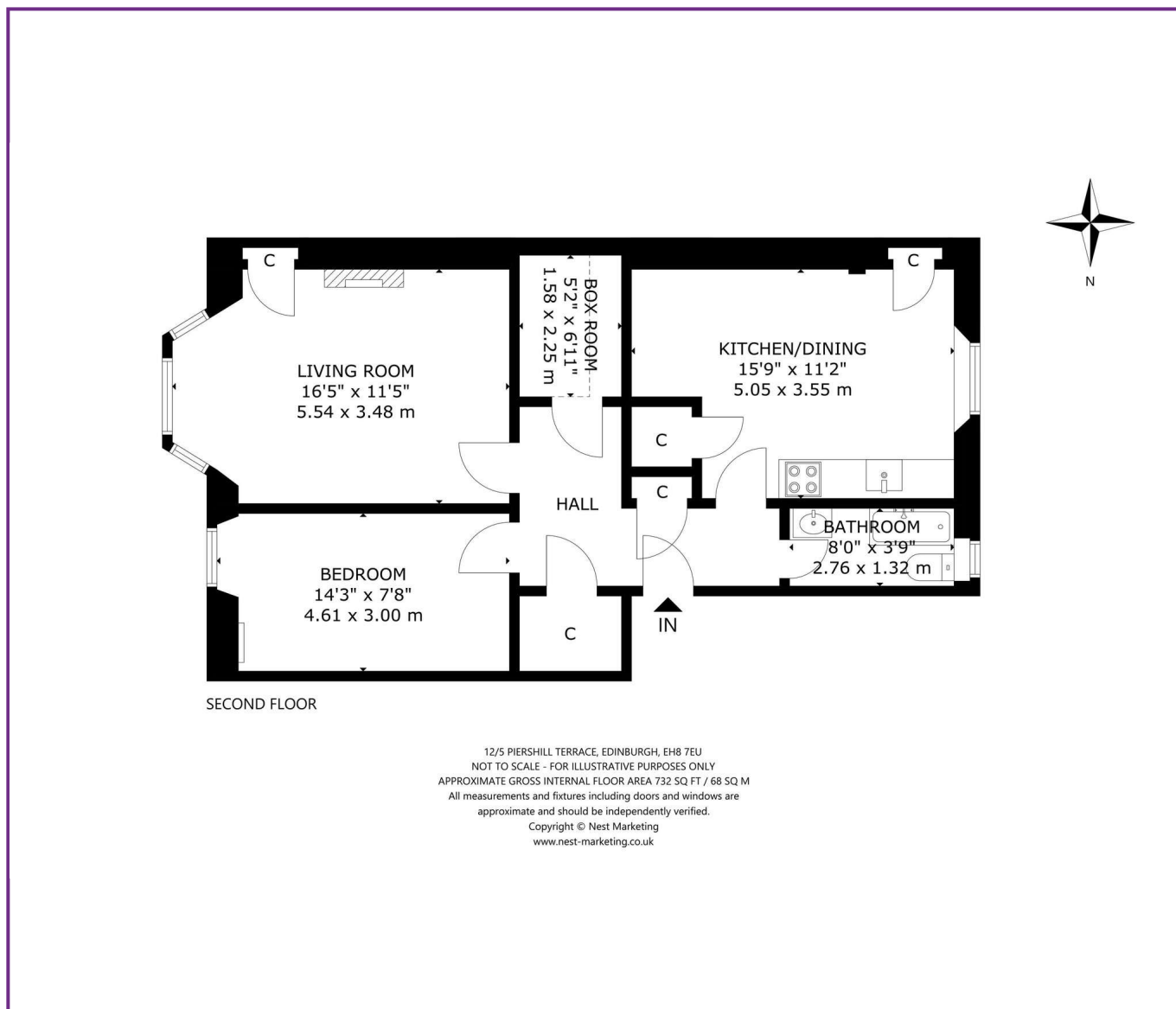
Willowbrae

Located just a few miles east of Edinburgh's city centre, Willowbrae is a popular and well-connected suburb offering an excellent balance of convenience and lifestyle. Local amenities include a large Morrisons supermarket with filling station, a library, and a variety of coffee shops, takeaways, and traditional pubs. For outdoor enthusiasts, Holyrood Park is within easy walking distance, providing scenic trails and the dramatic climbs of Arthur's Seat, while the sandy shores of Portobello beach lie just a mile to the east. Indoor fitness is equally well catered for at the recently refurbished Meadowbank Sports Centre, which now boasts state-of-the-art facilities. Golfers will also appreciate the choice of nearby courses, including Craighentilly Golf Course.

Willowbrae is well-regarded for its education provision, falling within the catchment for respected primary and secondary schools, as well as being within reach of Edinburgh's excellent independent schools. The area is served by superb transport links, with regular 24-hour bus services, swift access to the A1, and easy connection to the City Bypass, making it an attractive location for commuters and families alike.



Viewing
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