



120/8 Willowbrae Road, Edinburgh

Offers Over £255,000



120/8 Willowbrae Road

Edinburgh, Edinburgh

OFFERS OVER £255,000. CHAIN FREE Straddling Edinburgh City Centre and Holyrood Park. Immaculately presented 2-bedroom flat comprises: spacious, bright lounge with a feature fireplace; large kitchen /diner; 2 double bedrooms (one with en-suite shower room); family bathroom and excellent storage. Private parking, double glazing, GCH, new boiler, and well-maintained landscaped communal grounds.

Council Tax band: E

Tenure: Freehold

- • Stunning 2 double bedroom flat in immaculate, move-in condition
- • Tranquil location with both Holyrood Park and Edinburgh City Centre on its doorstep
- • Beautiful and bright, spacious lounge with feature fireplace
- • Well-equipped large kitchen/diner - perfect for family gatherings and entertaining
- • Boasts both a contemporary family bathroom, plus private ensuite shower room
- • Excellent storage
- • Private residents' parking
- • Secure entry phone system
- • Gas central heating and double glazing
- • Council Tax: E and EPC Rating: C





Lounge

14' 4" x 12' 6" (4.38m x 3.80m)

Beautiful, spacious lounge full of natural light with feature fireplace.

Kitchen/Diner

14' 1" x 10' 1" (4.29m x 3.08m)

Large Kitchen/Diner with lovely brightness from ceiling Velux window. Beautifully crafted cabinetry and ample space for dining furniture.

Primary Double Bedroom with large Wardrobe

16' 1" x 9' 10" (4.91m x 2.99m)

Big, primary double bedroom with deep built-in wardrobe with quiet aspect to rear of property.

Double Bedroom with Ensuite Shower

10' 5" x 11' 9" (3.18m x 3.59m)

Generously-proportioned double bedroom with spacious, built-in wardrobe and private ensuite shower room. View to rear of property.

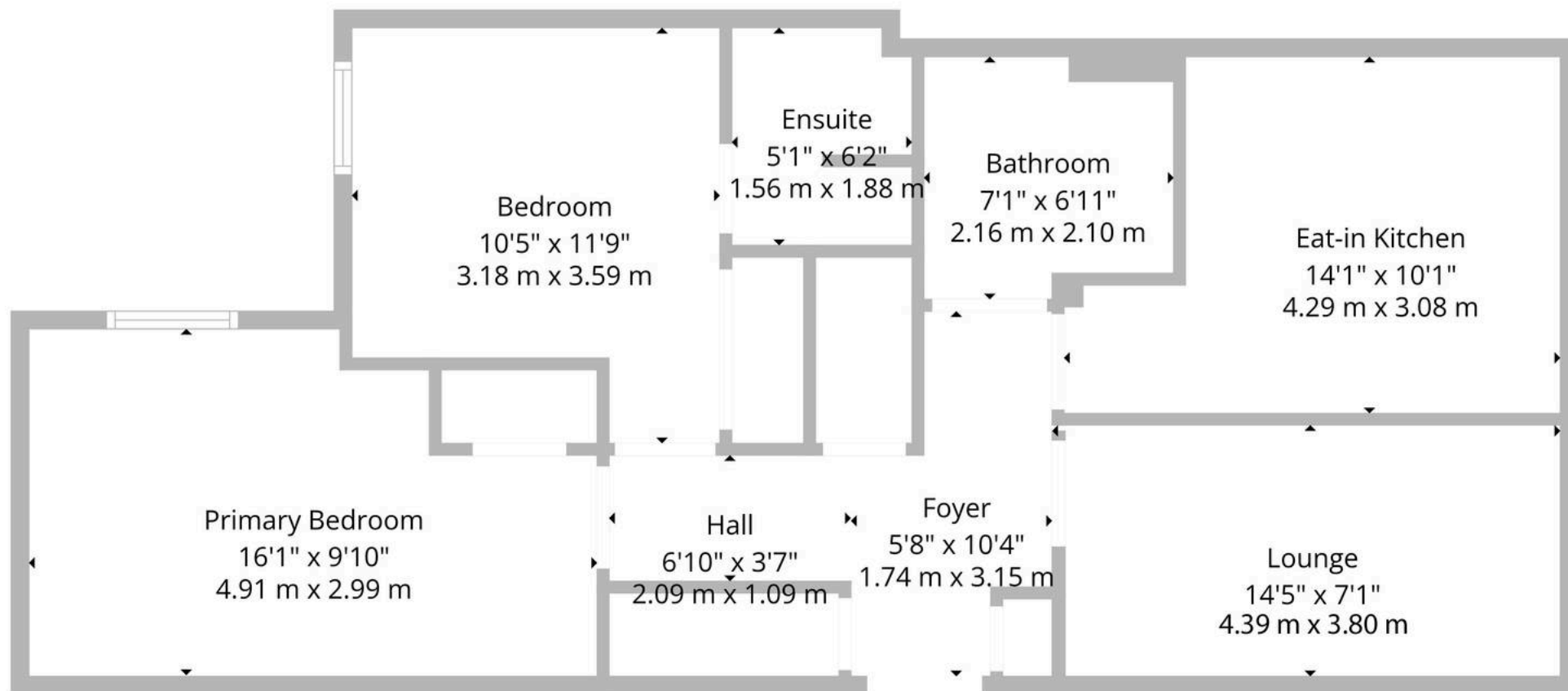
Family Bathroom

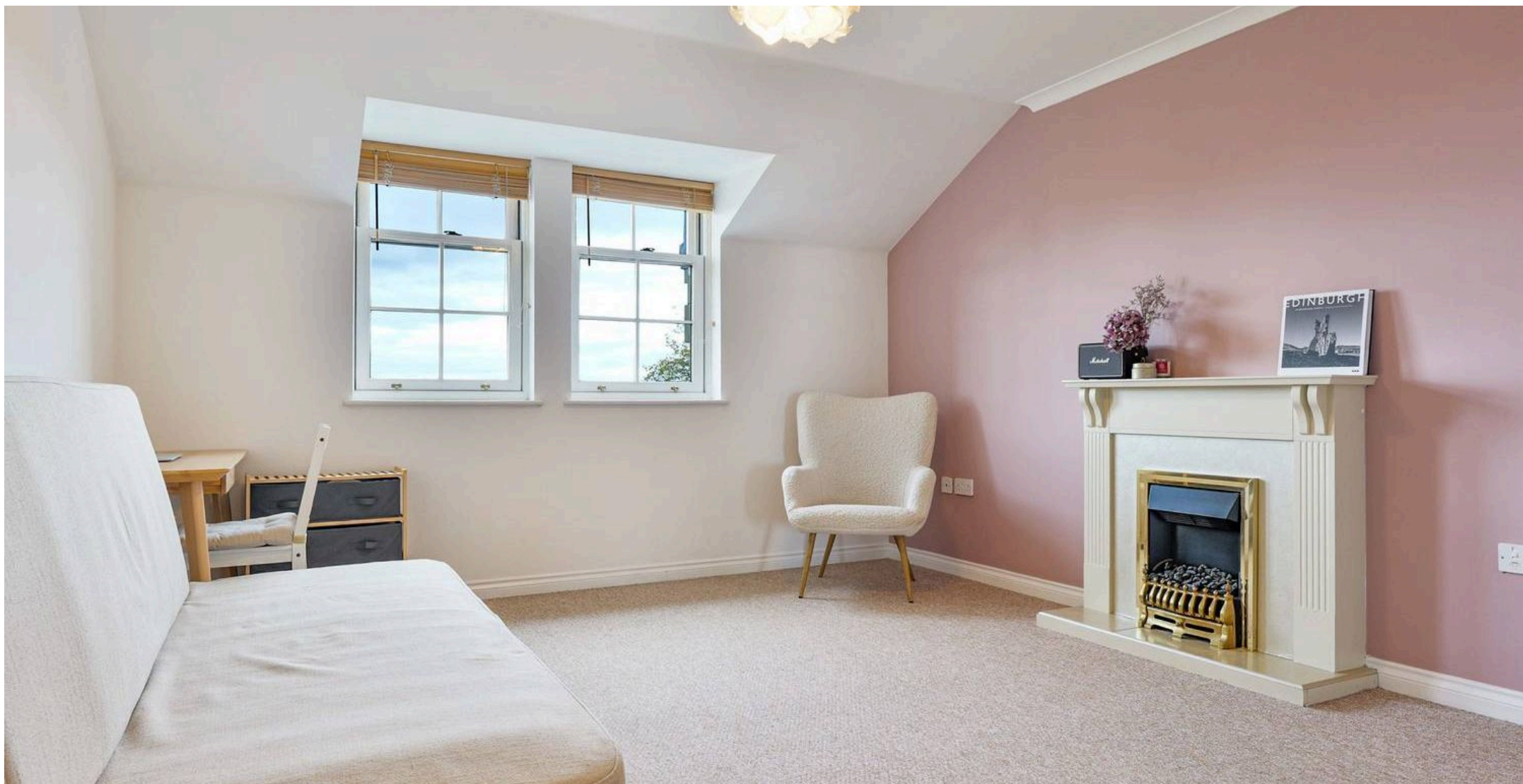
7' 1" x 6' 11" (2.16m x 2.10m)

Brilliant white Family Bathroom with contemporary 3-piece suite with shower over bathtub.









KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

