



22 Ulster Gardens

WILLOWBRAE | EDINBURGH | EH8 7JZ



MURRAY
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22 Ulster Gardens is an extremely well-presented and spacious, mid-terraced family home with private front and rear gardens. The property has been modernised to a high standard and benefits from a lovely west-facing garden with views towards Arthur's Seat.

Welcoming hall with storage cupboards; sitting room with real flame gas fire and limestone surround with slate hearth; fantastic dining kitchen with a range of wall mount and floor standing units, integrated appliances, range style cooker and ample space for a dining table and chairs, bifold doors giving access to the decking and rear garden; bedroom 3 / office with views to the rear garden and storage cupboard; double bedroom 1 with eaves storage; double bedroom 2 with eaves storage; family bathroom with white three-piece suite comprising WC, wash hand basin and bath with shower over. Floored loft.

Front garden with easy maintenance gravel bed and mature borders. Secure rear garden with decking, lawn and attractive mature borders. The garden shed is included in the sale.

Unrestricted parking is available on the surrounding streets.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". The integrated dishwasher and the range style cooker with double oven and 5-ring gas hob are both included in the price.

The Scottish Conveyancers Forum guidance indicates that it is not appropriate for solicitors to be involved in checking compliance with the rules surrounding interlinked smoke alarms and heat detectors. No warranty is given that any such inter-linked system has been installed in this property.

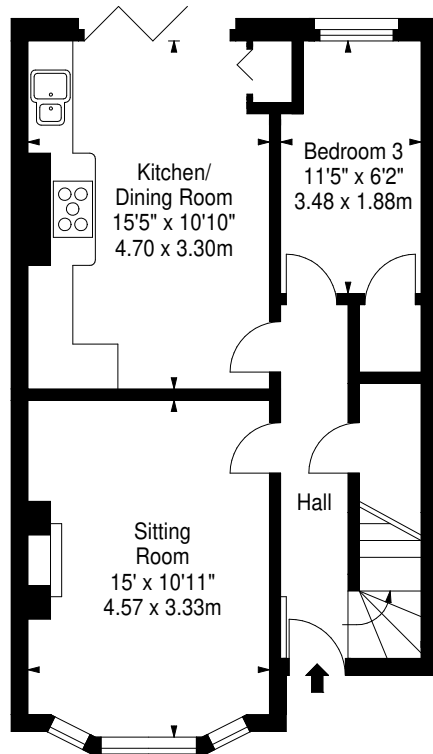




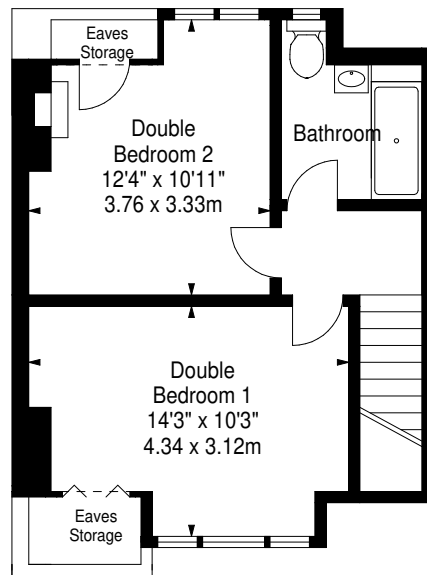
Ulster Gardens, EH8 7JZ



Approx. Gross Internal Area
906 Sq Ft - 84.17 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor

Location

Willowbrae is an established and popular residential area which lies a short distance to the east of the city centre, right on the doorstep of Holyrood Park and Arthur's Seat, with all the walking and cycling paths they offer. Within the immediate vicinity there is an excellent range of amenities including a range of local shops, a Post Office, bank, bowling green, the Abercorn tennis and squash club, together with additional sports facilities at the newly developed Meadowbank Sports Centre which, having undergone a £47m refurbishment, now offers a wide range of indoor and outdoor sports. Further shopping is available at Meadowbank Retail Park, featuring a range of shops including a Sainsbury's supermarket. Portobello also features a wonderful seafront promenade and beach, whilst Fort Kinnaird Park is also a short drive away. An efficient public transport system runs to and from the city centre with regular buses from Willowbrae Road, and the city bypass provides quick access to the A1 and motorway network of central Scotland. Schooling is well-presented locally from nursery to senior level in both public and private sectors.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer. All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.