



90 Willowbrae Avenue  
WILLOWBRAE | EDINBURGH | EH8 7HU

  
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## 90 Willowbrae Avenue

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Beautifully presented three bedroom traditional upper villa enhanced by fine period features and stunning sea views, located within a very popular and convenient residential area.

This particularly elegant upper villa boasts stylish accommodation on one level, effortlessly blending traditional detail with all the modern conveniences one could wish for. The living room features a wide bay window which brings in a plentiful supply of natural light. The fireplace with gas fire also gives a lovely focal point. The well appointed fitted kitchen currently has 5 ring gas hob, oven and fan, dishwasher, washing machine, microwave, fridge/freezer and gives direct access down stairs to a beautiful rear garden with shed, lawn and large under stair cellar. There is also a dining room with stunning views over the sea, to East Lothian and beyond. The property comes with three attractive bedrooms, one with built in wardrobes and one with sea views and the accommodation is completed by a beautifully appointed bathroom with shower over the bath and a heated towel rail. Further benefits on offer include gas central heating, double glazing, a partially floored attic, an extremely well kept private back garden and unrestricted on street parking.

- Stairway & upper hall with skylight
- Bay windowed living room with fireplace
- Reception room/dining room
- Modern Kitchen
- 3 bedrooms
- Modern bathroom
- Gas central heating and Double glazing
- Partially floored Attic and Private back garden
- Unrestricted on street parking

Extras included in the sale are all blinds, curtains and wardrobes . EPC rating C.

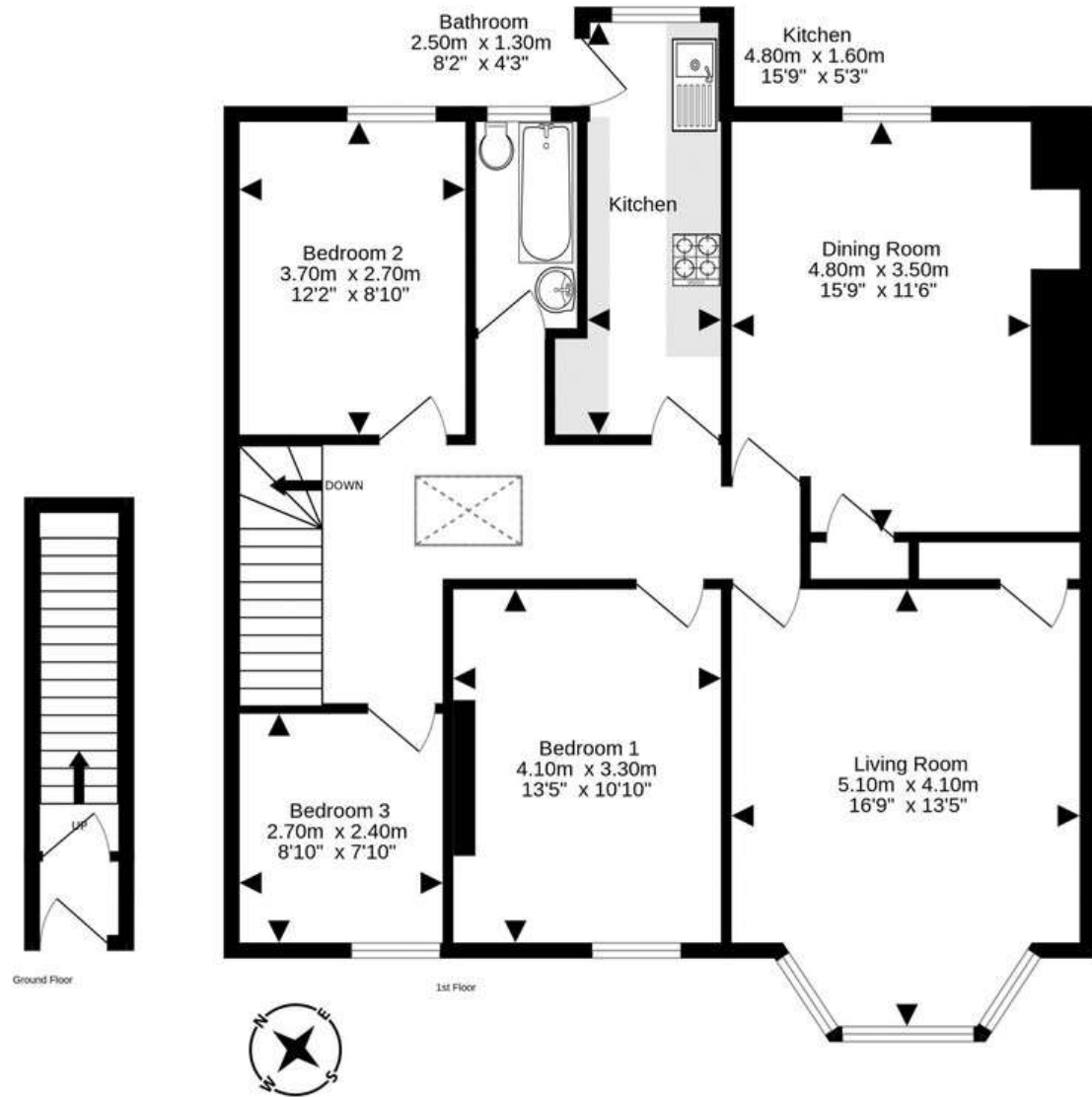
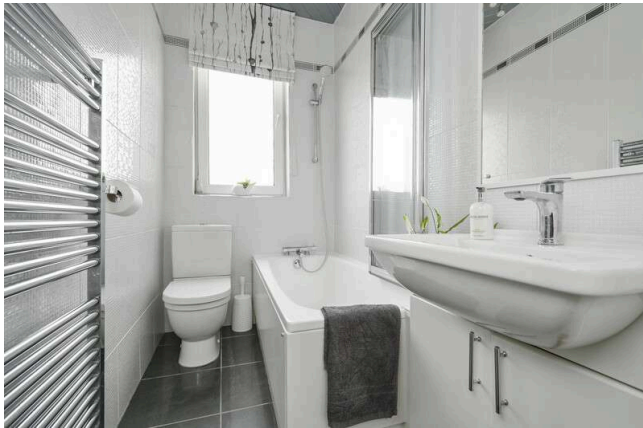
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The highly regarded Willowbrae area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore at Portobello Road and further facilities at the nearby Meadowbank Retail Park. For the sports enthusiasts, The Royal Commonwealth Pool, Portobello Baths and Arthur's Seat are close by. The side entrance to Holyrood Park is only approximately 100 meters from the property. In addition the exciting new Meadowbank Stadium is nearby. Schooling is well represented from nursery to senior level and the central universities are within easy reach. An efficient public transport network operates to most parts of the town and surrounding areas, with the east end of Princes Street just a short bus ride away. The city bypass and main motorway networks are also within easy reach.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024