



12 Ulster Terrace
WILLOWBRAE | EDINBURGH | EH8 7LH


warners
solicitors & estate agents



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Warners are delighted to present to market this exceptionally light and spacious extended five bed semi-detached bungalow. The property boasts private gardens, driveway and far reaching views, set on a quiet residential street close to Holyrood Park and local amenities, with the City Centre attractions only a short journey away. This fantastic home has been thoughtfully extended by the current owners offering flexible living space ideal for a growing family and is offered to the market in the superb condition. More than ample public living space includes the living room which leads to the social kitchen / dining room which features contemporary cabinetry, under cabinet lighting with a peninsula breakfast bar which naturally divides the space into cooking and dining zones. Off the kitchen dining room a secondary hallway leads to one of the five double bedrooms and glazed doors lead to a good sized garden room which enjoys views to the rear garden. The downstairs accommodation is completed by two double bedrooms (one with a stunning bay window) and a handy modern shower room with double walk in shower unit. Upstairs houses two further double bedrooms (both with eves storage) and a fully tiled family bathroom with a stylish four piece suite and ladder radiator. Externally a driveway runs up to the home with private gardens to the front and rear. The private rear garden is mainly laid to lawn with patio area and boasts a covered raised hot tub, the perfect spot for enjoying a glass of fizz. There are two large sheds for external storage, and also gas central heating and double glazing.

- Fabulous five bedroom – semi-detached bungalow
- Two welcoming hallways with a large storage cupboard
- Living room with feature fireplace leading to the
- Open plan well-equipped contemporary kitchen / dining room with peninsula breakfast bar, integrated appliances, glazed doors lead to the
- Garden room with French doors to private rear garden
- Downstairs modern shower room with double walk in shower unit
- Five double bedrooms, three of which benefit from integrated storage.
- Fully tiled family bathroom with stylish four piece suite
- Private front & rear gardens with hot tub and two large sheds
- Private mono-blocked Driveway



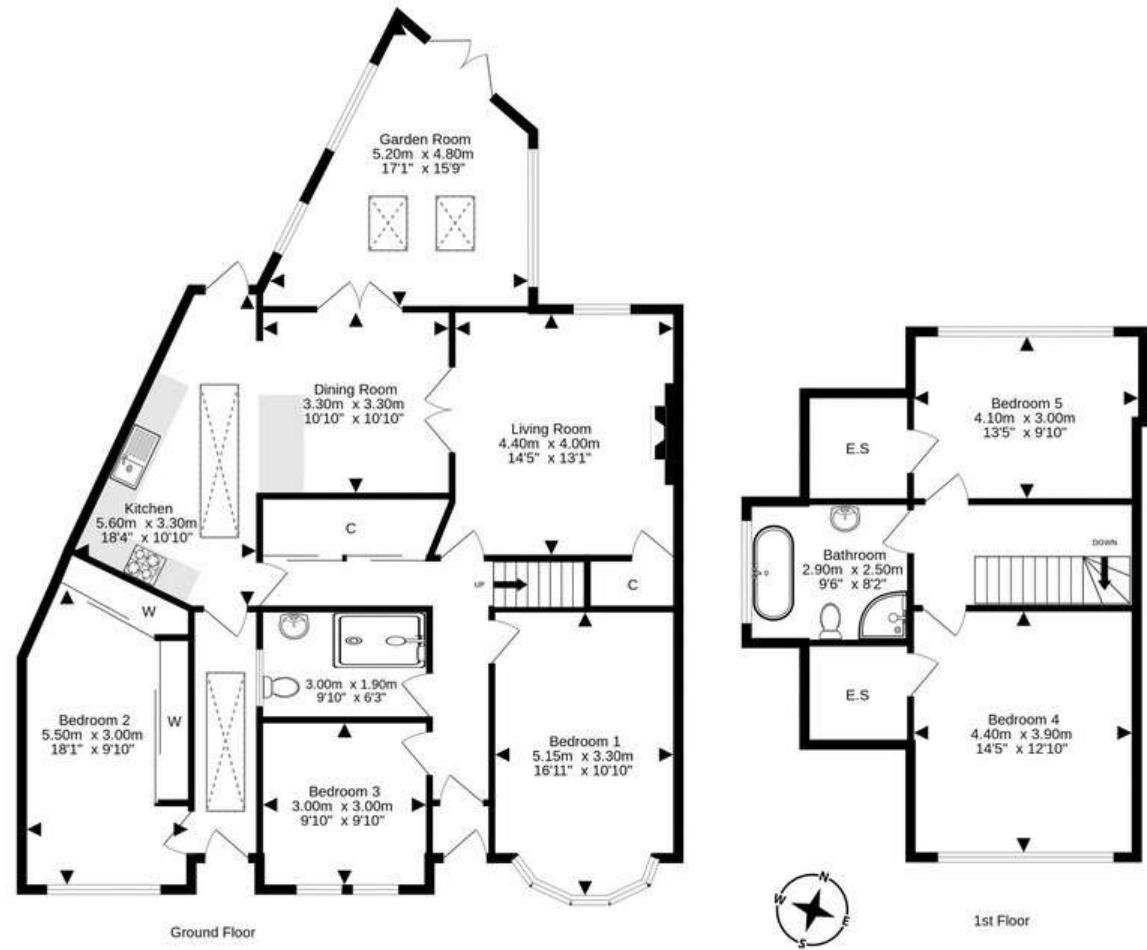
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: All curtains (except the velvet ones in the lounge), blinds, cooker, fridge freezer and integrated dishwasher are included. Various other items may be available by separate negotiation. EPC rating Band C.

The highly regarded Willowbrae area of Edinburgh lies to the east of the city centre, close to Holyrood Park and Arthur's Seat, 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 at Portobello Road and further facilities at the nearby Meadowbank Retail Park. For outdoor and sport enthusiasts, the recently refurbished Meadowbank Sports Centre is close at hand and boasts a gym, caf , 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. Scenic walks can be taken in Holyrood Park and along nearby Portobello Beach, and there are golf courses at Duddingston and Craighentnny. 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 and there's easy access to the A1 and City Bypass.





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

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