



7
7 Glenlee Gardens
WILLOWBRAE | EDINBURGH | EH8 7HG


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Set on a quiet street in the heart of Willowbrae, moments from Portobello beach, Arthur's Seat and excellent amenities is this immaculately presented terraced house. Set over three stunning floors this property offered to the market in true move-in condition won the Scottish Christmas Home of the Year competition and would make an exceptional home in a tranquil, yet well-connected location.

The accommodation on the lower ground level comprises a luxury kitchen with attractive units that flows through to the generous dining area with full length windows that flood the room with an abundance of natural light and provides access to the rear garden. The floor is completed by a stylish shower room. The ground level enjoys a bay windowed lounge with feature fireplace and access to the family room or additional bedroom and a further bedroom or ideal home office. The top floor has a bay windowed master bedroom with a walk-in wardrobe, a further large double bedroom and the home is finished by a stylish bathroom with shower over bath. Externally the fully enclosed rear garden has a delightful decked area with a section laid with artificial turf ideal for low maintenance.

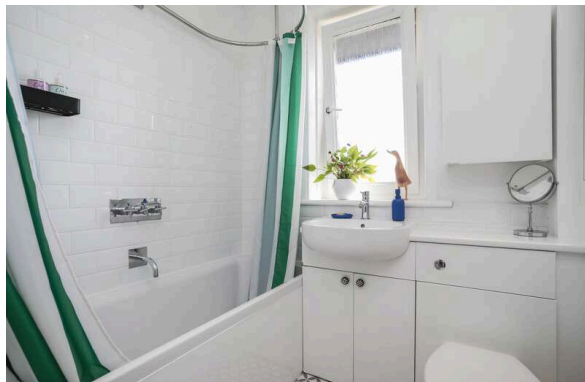
- Immaculate and stylish terraced house
- Winner of Scotland's Christmas home of the year
- Move in condition arranged over three floors
- Private rear garden
- 4 bedrooms
- 2 bathrooms

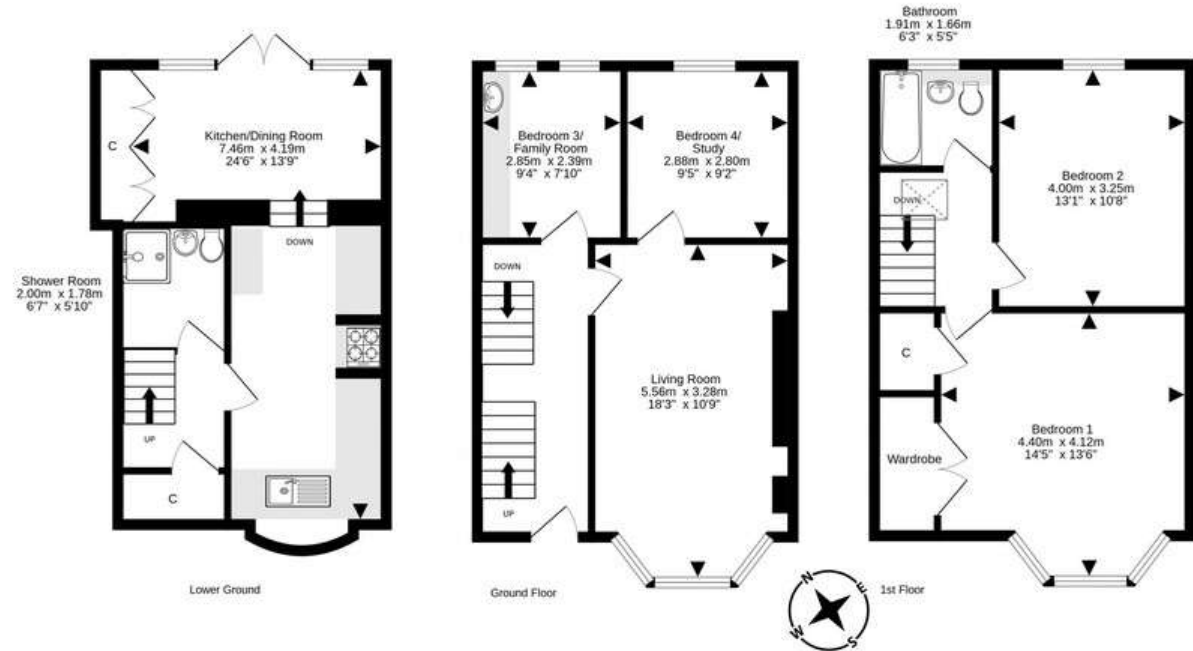
Range cooker, washing machine, dishwasher, open shelving either side of cooker, all light fittings, curtain poles and walk in wardrobe included in sale. EPC Rating C.

PRICE & VIEWING: Please refer to our website, 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 conscious, The Royal Commonwealth Pool, Meadowbank Sports Centre, Portobello Baths and Arthur's Seat are close by. 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. In the other direction Portobello beach is also a 10 minute bus journey away. The beautiful Holyrood Park is just 5 minutes walk 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