



224/8 Willowbrae Road  
DUDDINGSTON | EDINBURGH | EH8 7NG

  
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solicitors & estate agents



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Extremely well presented three bedroom second floor flat, with allocated parking and gated security, forming part of a select modern development in the popular Duddingston area of Edinburgh. This impressive flat offers spacious, comfortable and well planned accommodation, served by a fully serviced lift which leads to all floors.

The property is attractively presented and has well planned accommodation on one level. The main living area has a fireplace, ample room for dining and a balcony giving access to the outside. The Kitchen currently comprises a fridge/freezer, a 5 ring gas hob, oven and fan, washer/dryer, the boiler, dining area and breakfast bar. There are three well proportioned bedrooms all with built in wardrobes and the master bedroom with a walk in wardrobe and ensuite shower room with a heated towel rail. Completing the accommodation is the bathroom with shower, separate bath and a heated towel rail. The flat is accessed either by means of a well maintained stair or a fully serviced lift which leads to all floors and there is an allocated parking space within a secure gated car park. The property also benefits from Hive heating system, gas central heating and double glazing, and a communal landscaped garden containing a large lawned area, trees and shrubs and extending round 3 sides of the building

- Stunning three bedroom second floor flat
- Spacious living room with balcony
- Three bedrooms, all with built in storage
- Stylish fitted kitchen with breakfast bar
- Two bathrooms
- Gas central heating and Double glazing
- Lift and Entry phone security system
- Communal landscaped garden
- Secure gated parking with allocated space

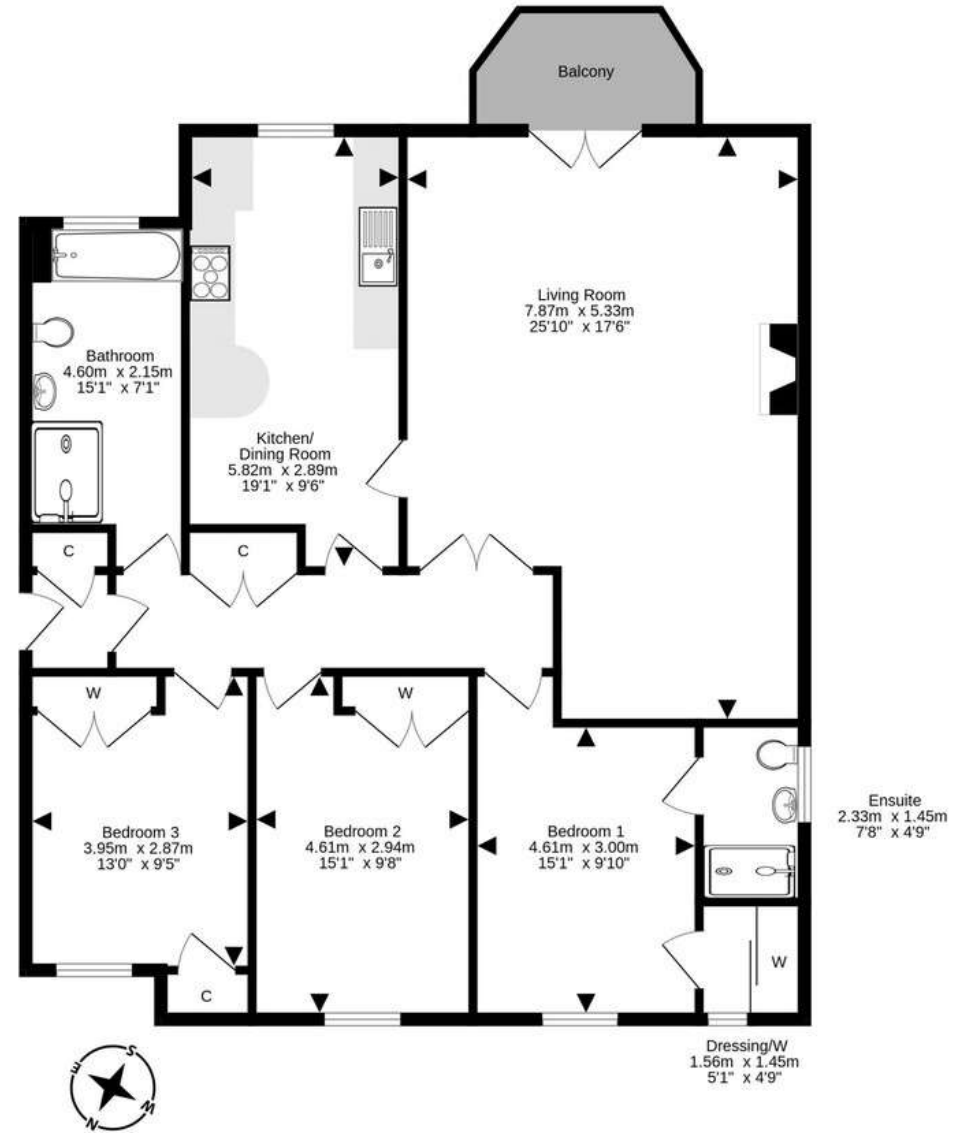
All blinds, washer/dryer, dishwasher, fridge/freezer and five ring cooker will be included in the sale while the free standing fridge freezer can be included by separate negotiation. EPC Rating B.

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



Nestled at the foot of majestic Arthur's Seat, with the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the northeast, residents of Duddingston have some of the capital's most outstanding natural landscapes and views right on their doorstep. The area offers a range of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club or Portobello Golf Course. The area is served by fantastic local services and amenities, particularly in nearby Portobello, a cultural and artistic community with many independent shops, cafes, bars and restaurants and Fort Kinnard, housing a large range of high street shops and leisure facilities. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), the property is within the catchment area for excellent local schools, including Duddingston Primary and St John's RC Primary, Portobello High School and Holy Rood RC High School and its proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Several bus routes also provide comprehensive public transport links, day and night.





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.  
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