



ABERCORN
COURT

18 Abercorn Court
WILLOWBRAE | EDINBURGH | EH8 7LP


warners
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Set in a quiet leafy area moments from Portobello beach and the vast open green spaces of Arthur's Seat is this immaculately presented and recently refurbished top floor apartment. Surrounded by manicured communal gardens the property boasts panoramic views over the Firth of Forth and Arthur's Seat, a separate lock up garage, downstairs storage cupboard, resident's parking, and a balcony and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with storage cupboard, bright dual aspect lounge with generous dining space and balcony off, a contemporary new kitchen with luxury units, three well-proportioned double bedrooms and the flat is completed by a stylish new bathroom with shower over bath.

- Recently refurbished top floor apartment
- Spectacular views over the Firth of Forth and to Arthur's Seat
- Separate lock up garage and external store
- Welcoming hallway with storage
- Bright dual aspect lounge with balcony
- Luxury new kitchen
- Three spacious double bedrooms
- Stylish new bathroom
- Gas central heating and double glazing

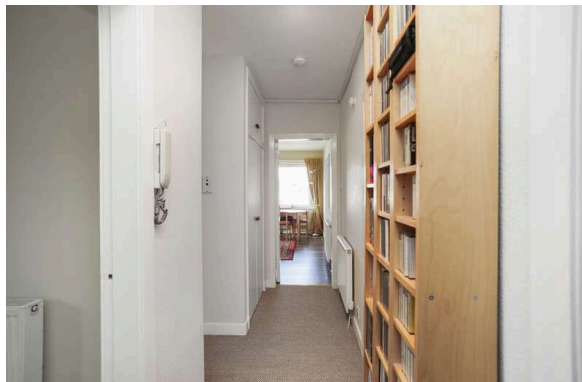
Sale will include curtains, blinds, light fittings, integrated fridge freezer, washing machine. EPC Rating D. Council Tax Band D.

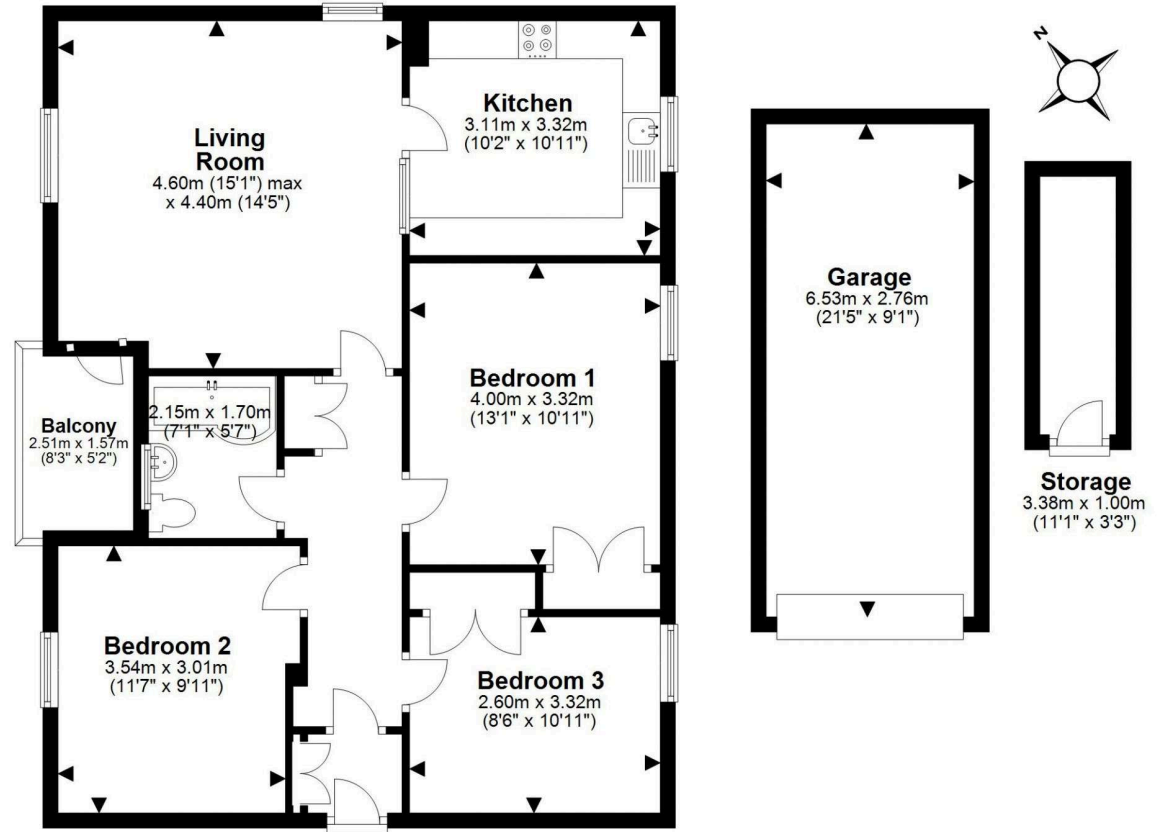
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The highly regarded Willowbrae area of Edinburgh lies to the east of the city centre, close to Holyrood Park and Arthur's Seat, which offer a great choice of scenic walks and fabulous views across the city. There is an excellent range of shopping outlets 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, cafe, 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 Craigmillar. 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 and there's easy access to the A1 and City Bypass.

An annual charge (£325 for the past 3 years) is payable to the Residents Association which covers mainly the garden maintenance (the association employs a gardener and at times tree surgeons) also other small repairs depending on available funds.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.