



59 Willowbrae Avenue,
WILLOWBRAE | EDINBURGH | EH8 7HF

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Well presented four bedroom traditional double upper villa with three bathrooms and located within a very popular and convenient residential area. This elegant property boasts stylish accommodation over two levels, effortlessly blending traditional detail with modern conveniences. The living room features a wide bay window which brings in a plentiful supply of natural light and boasts sea views, a versatile box room and storage. The fully fitted kitchen currently has an induction hob, oven and fan, dishwasher and fridge/freezer. The first floor also has two well-proportioned bedrooms, one with built in storage and an ensuite shower room with a heated towel rail and there is a further bathroom with a shower over the bath and a heated towel rail. There is also direct access downstairs to a beautiful rear lawn garden. Upstairs on the second floor, there are a further two bedrooms both with built in storage and a further shower room with a heated towel rail. Further benefits on offer include gas central heating, a well kept private back garden and unrestricted on street parking.

- Four Bedroom Double upper with sea views and three Bathrooms
- Bay windowed living room with box room
- Fitted Kitchen
- 4 bedrooms
- 3 bathrooms
- Gas central heating
- Private back garden
- Unrestricted on street parking

Extras: Sold as seen , no extras included

Council tax band: D

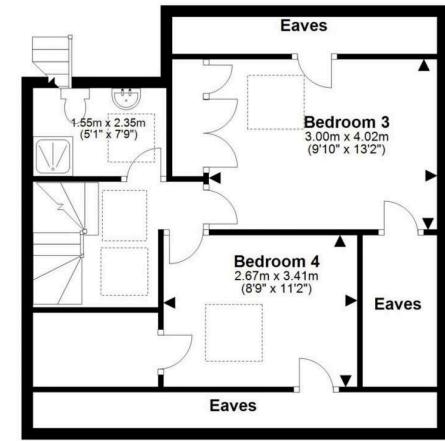
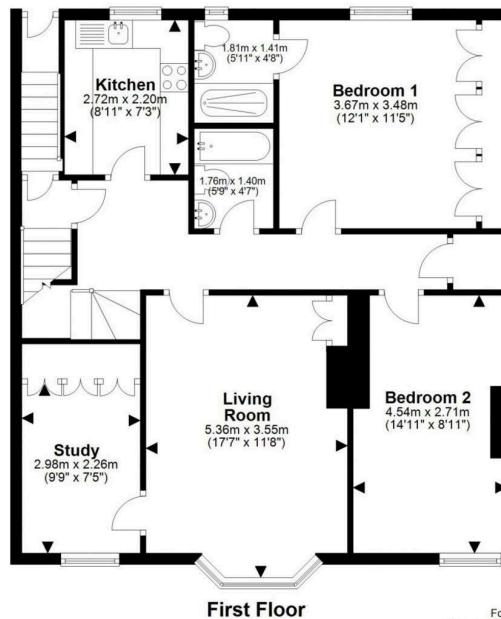
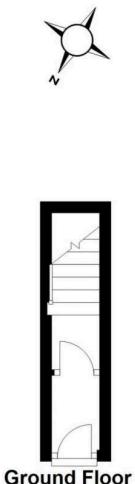
EPC: C

PRICE & VIEWING: Please refer to our website, www.warnerslplp.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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.