



24 Abercorn Crescent  
WILLOWBRAE | EDINBURGH | EH8 7HR

  
**warners**  
solicitors & estate agents



## 24 Abercorn Crescent

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Spacious and well presented detached bungalow, set within large private gardens and situated in the popular Willowbrae area of Edinburgh. Internally the house offers flexible accommodation, with an attic conversion that currently hosts two generously sized double bedrooms with integrated storage. The accommodation is arranged over two levels offering fantastic storage options and has been well maintained throughout. The formal living room is front facing and a feature fireplace provides a focal point. This room could also be utilised as a fourth bedroom, in addition to the rear facing bedroom on the ground floor. The family room, containing dining table, is also front facing with access to the kitchen. The well-appointed kitchen is fitted with floor and wall units and gives access to the rear garden, and a modern bathroom with vanity sink unit and electric shower over bath completes the internal accommodation. There could be the potential to create off-street parking, subject to the necessary consents. Early viewing is essential to fully appreciate the accommodation set within this generously sized plot, and will no doubt appeal to a range of buyers that are wanting to put their own stamp on a new home.

- Well presented detached bungalow
- Welcoming hallway with under-stair storage
- Front facing family room
- Well appointed kitchen
- Three double bedrooms
- Formal living room/bedroom four
- Bathroom with electric shower over bath
- Double glazing and gas central heating
- Generous private mature gardens to front, side and drying green to the rear
- Unrestricted on street, parking

The curtains, blinds, and kitchen appliances are included in the sale. Items of furniture may be available by separate negotiation.

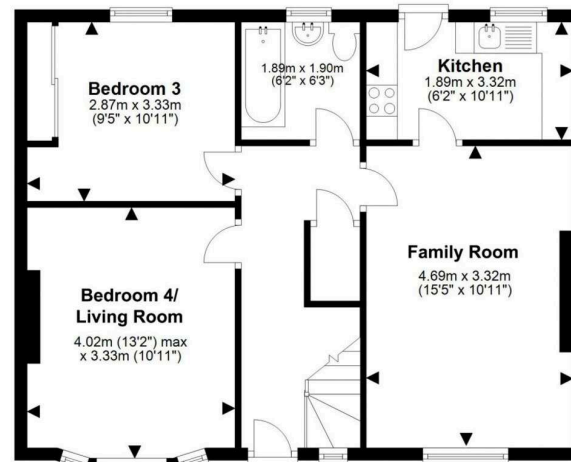
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



EPC Rating D. Council tax band F.

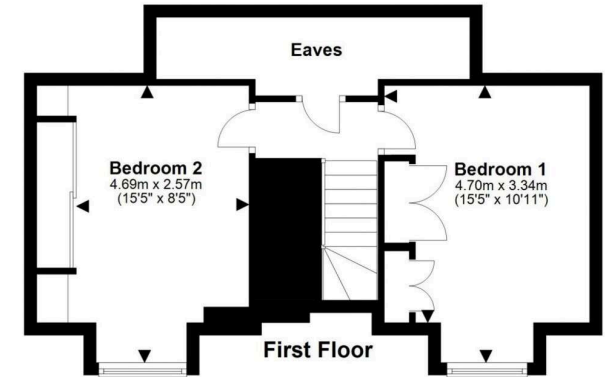
The highly regarded Willowbrae area of Edinburgh lies to the east of the city centre, close to Holyrood Park and Arthur's Seat, which offer a great choice of scenic walks and fabulous views across the city. There is an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore 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 Craighentiny. 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.





Ground Floor

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



First Floor