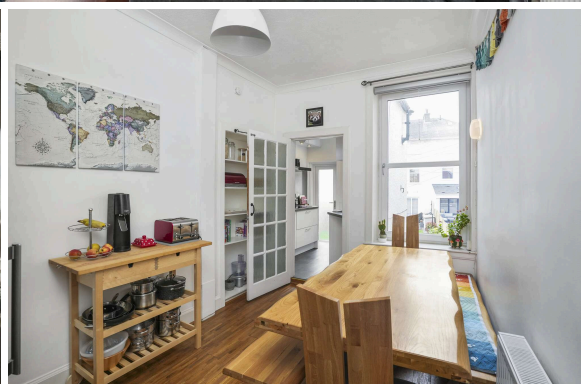




2 Kenmure Avenue
WILLOWBRAE | EDINBURGH | EH8 7HD


warners
solicitors & estate agents



2 Kenmure Avenue

WILLOWBRAE | EDINBURGH | EH8 7HD

Nestled on a quiet street in leafy Willowbrae, moments from Holyrood Park, Portobello beach and excellent local amenities is this immaculately presented main door upper apartment. Boasting private gardens, free on street parking, period features, abundant loft storage, gas central heating and double glazing this property would make an ideal buy in a tranquil yet well-connected location.

Offered to the market in true move in modern condition the property comprises a welcoming entrance vestibule and staircase up, a bright corner aspect lounge with bay window and detailed cornicing, a spacious dining room leading to the sleek and contemporary kitchen with attractive units and rear garden access, a large double bedroom, a second single bedroom or ideal home office, an ample sized box room and the flat is completed by a stylish bathroom with shower over bath. Externally there is a private front garden with storage and a sunny South-West facing fully enclosed rear garden with patio area ideal for outdoor dining and entertaining.

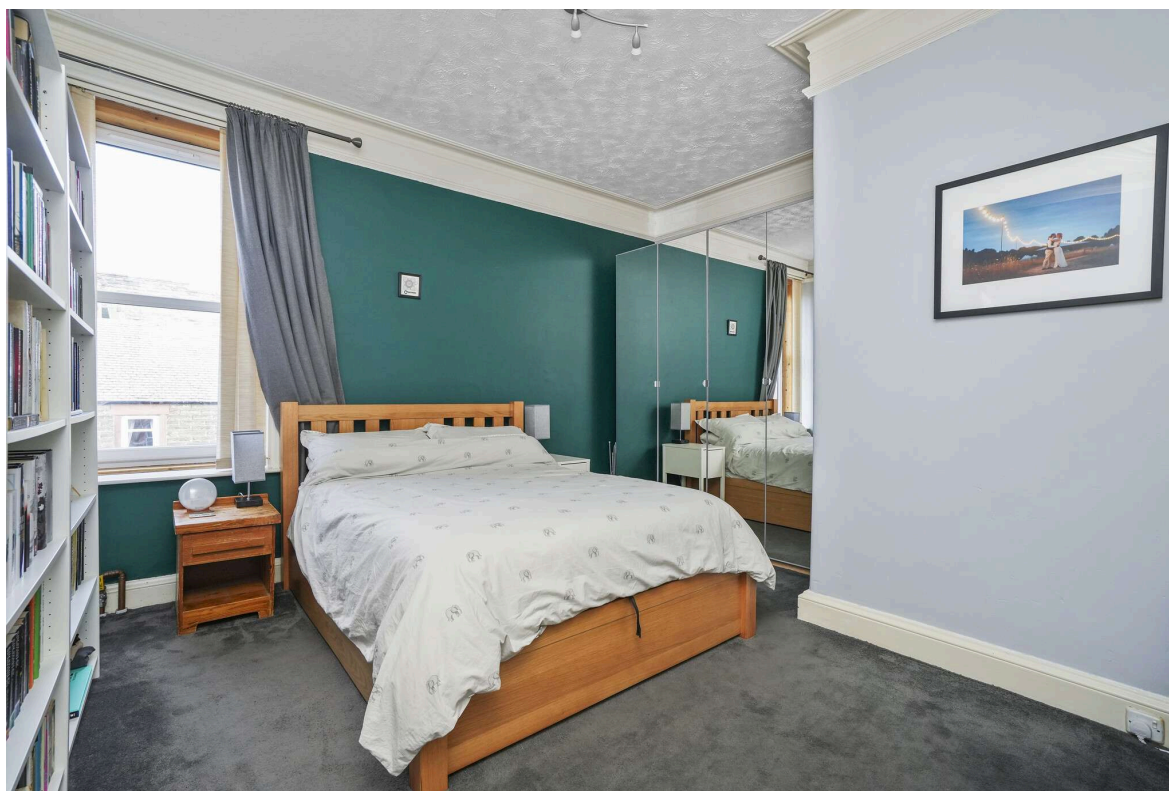
- Main door traditional upper villa
- Private front and rear gardens
- Welcoming hallway
- Bright bay windowed lounge with detailed cornicing
- Large dining room with modern kitchen off
- Two bedrooms and a study/box room
- Contemporary bathroom with shower over bath

EPC C, Council tax E. There is no factor associated with this property.

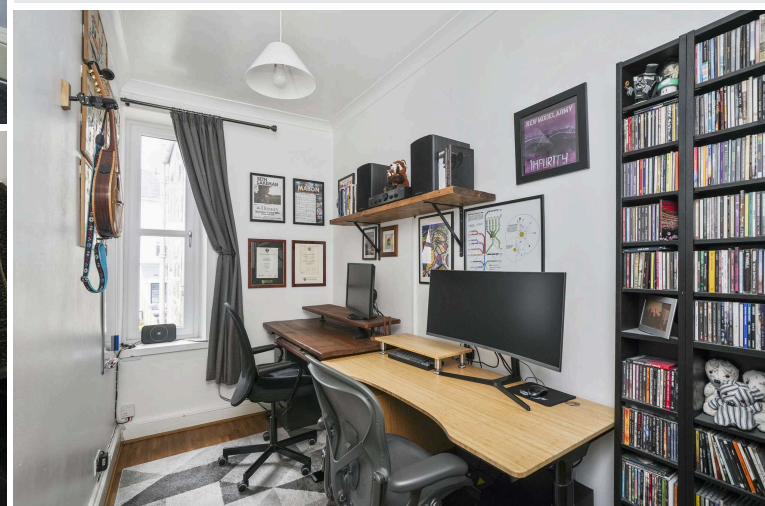
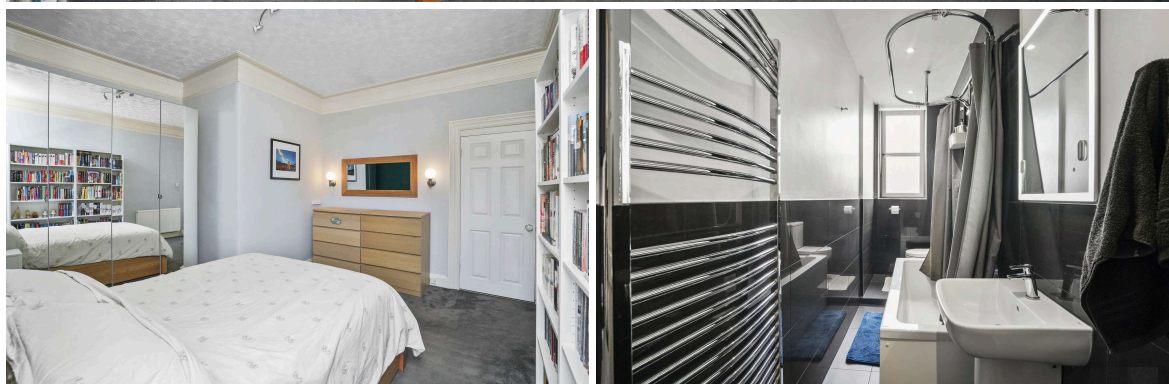
Extras included in this sale are the wardrobes in bedroom 1, the washing machine, dishwasher, microwave, oven, bike shed in front garden along with shed in rear garden, and shoe boxes in stairwell.

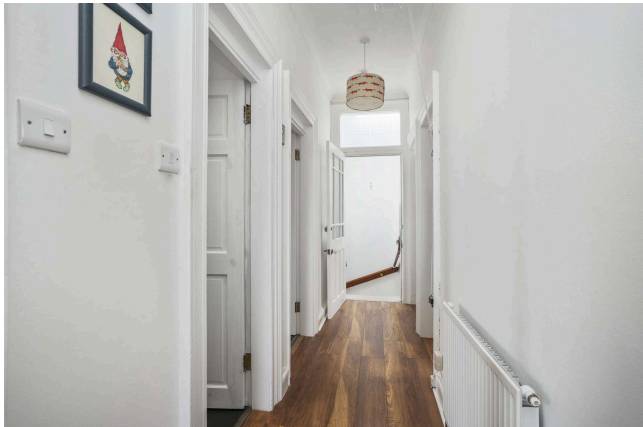
Fridge and curtains can be available by separate negotiation.

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, 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 Craigentiny. 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.





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.

