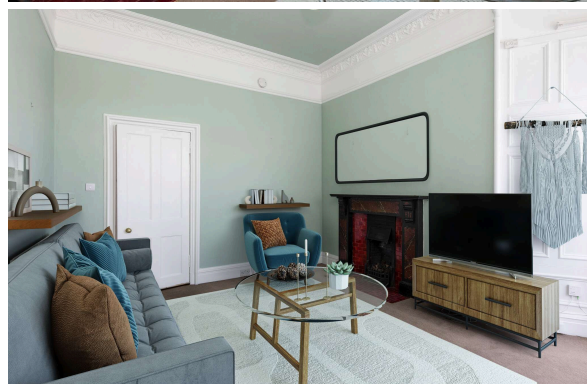




1 Abercorn Road  
WILLOWBRAE | EDINBURGH | EH8 7DD

**warners**  
solicitors & estate agents





## 1 Abercorn Road

WILLOWBRAE | EDINBURGH | EH8 7DD

Rarely available traditional main door two bed flat offering generous sized accommodation retaining fine period features, occupying a prime corner spot within a highly regarded residential area convenient for Holyrood Park and easy access into the City Centre.

This is a most attractive home, likely to appeal to a wide cross section of purchasers, including couples and anyone downsizing and looking for easy access accommodation. Of particular note is the large living room, much enhanced by a corner bay window, fine marble mantelpiece, gas fire, decorative cornicework and a display press. Within the kitchen you'll find a superb range of cream storage units, supplemented by a larder, and ample free floor space for dining. There are two double sized bedrooms, a decent sized box room which is ideal for working from home or the occasional guest visit, and a bathroom fitted out with mixer shower and neutral tone tiled surrounds. The hallway has a door leading out in the communal stair of the block for easy access to a sunny shared garden. The property has its own private wraparound garden to the front.

- Entrance vestibule and hallway
- Lovely bay window living room with period features and gas fire
- Kitchen/dining room with larder
- Two double bedrooms
- Handy box room/home office
- Bathroom
- Gas central heating
- Double glazing
- Private wraparound front garden
- Shared rear garden

EPC Band D, Council tax D

Extras included in the sale are all curtains and blinds, washing machine, dishwasher, fridge and freezer.

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

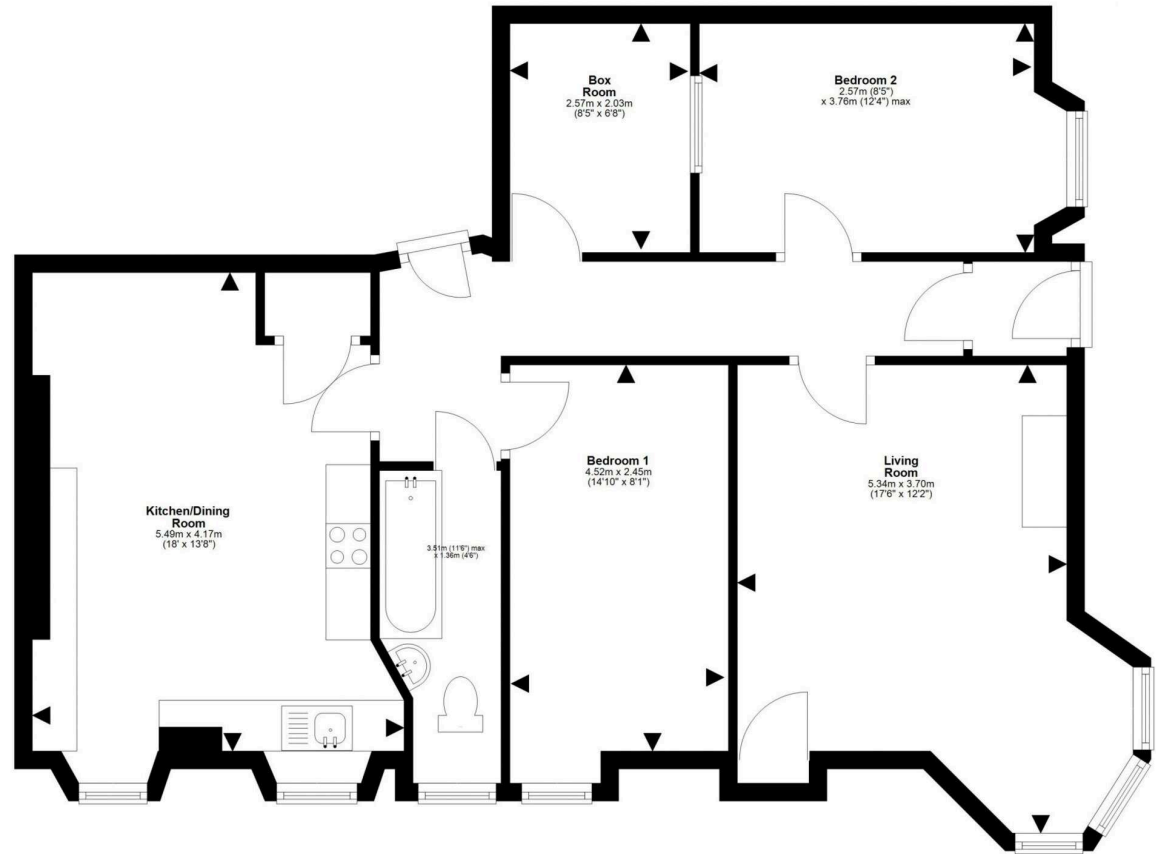
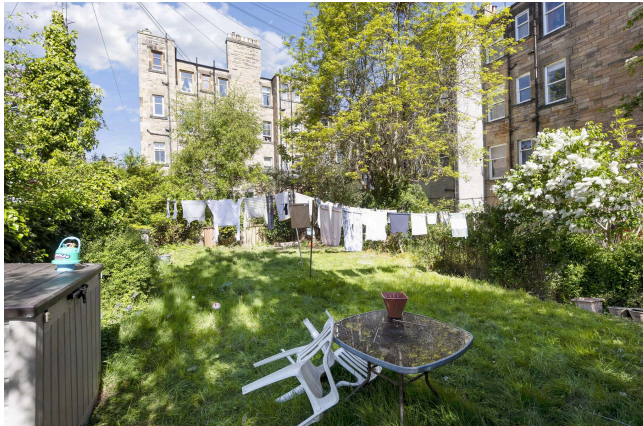


The highly regarded Willow brae area of Edinburgh lies to the east of the city centre, close to Holyrood Park and Arthur's Seat, which offer a great choice of scenic walks and fabulous views across the city. There is an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore at Portobello Road and further facilities at the nearby Meadowbank Retail Park. For outdoor and sport enthusiasts, the refurbished Meadowbank Sports Centre is close at hand and boasts a gym, caf , 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 Craigminty. 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.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.







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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc