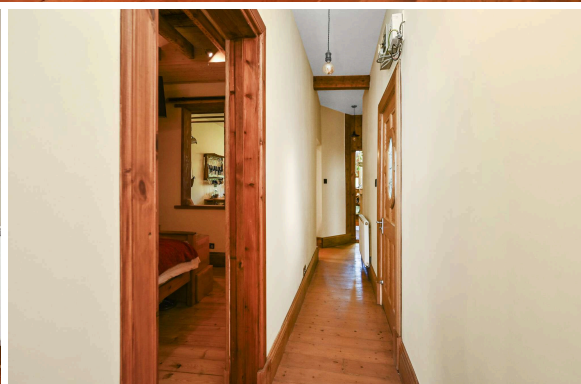




7 (3F1) Willowbrae Road  
WILLOWBRAE | EDINBURGH | EH8 7DB

**warners**  
solicitors & estate agents





## 7 (3F1) Willowbrae Road

Willowbrae | Edinburgh | EH8 7DB

Viewing is highly recommended of this particularly light and spacious traditional one bedroom flat, which has many great features and is located in a highly regarded area close to the green expanse of Holyrood Park and the excellent City Centre amenities and attractions.

This most appealing property has been much enhanced by the warmth of natural wood finishes throughout and boasts views to Arthur's Seat to the rear and looks out to the spire of Willowbrae Church at the front. The comfortable twin window living room has a fine timber mantelpiece with open hearth as its focal point, plus a shelved display press. Plenty of natural wood cabinets in the kitchen provide great storage and are set against timber worktops and breakfast bar. The property has a double bedroom and bathroom with mixer shower. A large boxroom, which currently accommodates a king-size bed, or could be used as a home office if required, has a 'window' with sliding shutter facing into the kitchen allowing natural light to flow in.

A huge benefit is the fact that this flat is the only property on the top floor landing of the building, ensuring exclusive access to two decent sized private loft areas via hatches and pull down ladders, one from the living room and the other in the kitchen. Providing excellent storage space, each area has been fitted with flooring, insulation, lighting and power. In addition to the attic areas, there are two store cupboards located off the entrance hall. Lying to the rear of the building is a sunny, south-west facing shared garden with a sheltered area of lawn and fruit trees, which is ideal for outdoor relaxation.

- Superb central location near Holyrood Park and City Centre
- Pleasant outlook on both elevations
- Lovely natural wood finishes
- Only flat on top floor of building
- Living room with attractive fireplace
- Large kitchen/dining room
- Double bedroom
- Box bedroom/home office
- Hallway with cupboard storage
- Two private loft areas/pull down ladder access
- Gas central heating/combi boiler and double glazing
- Security entryphone system
- Charming shared garden, with communal barbeque, fire-pit, and brick-built pizza oven

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

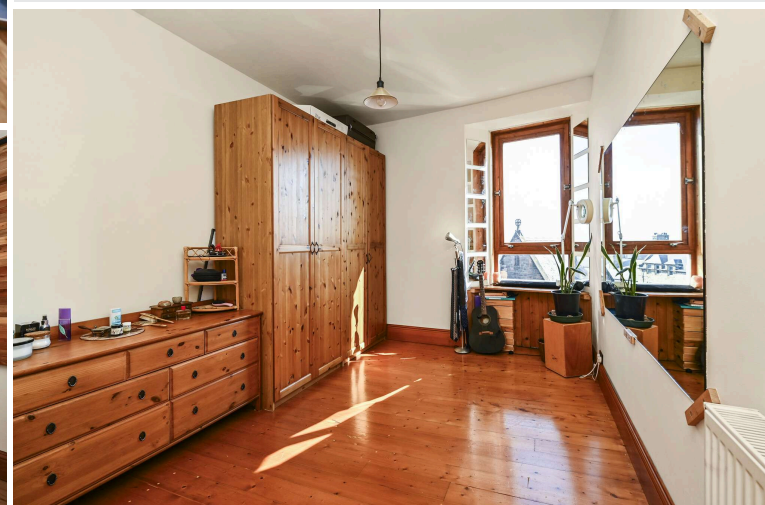


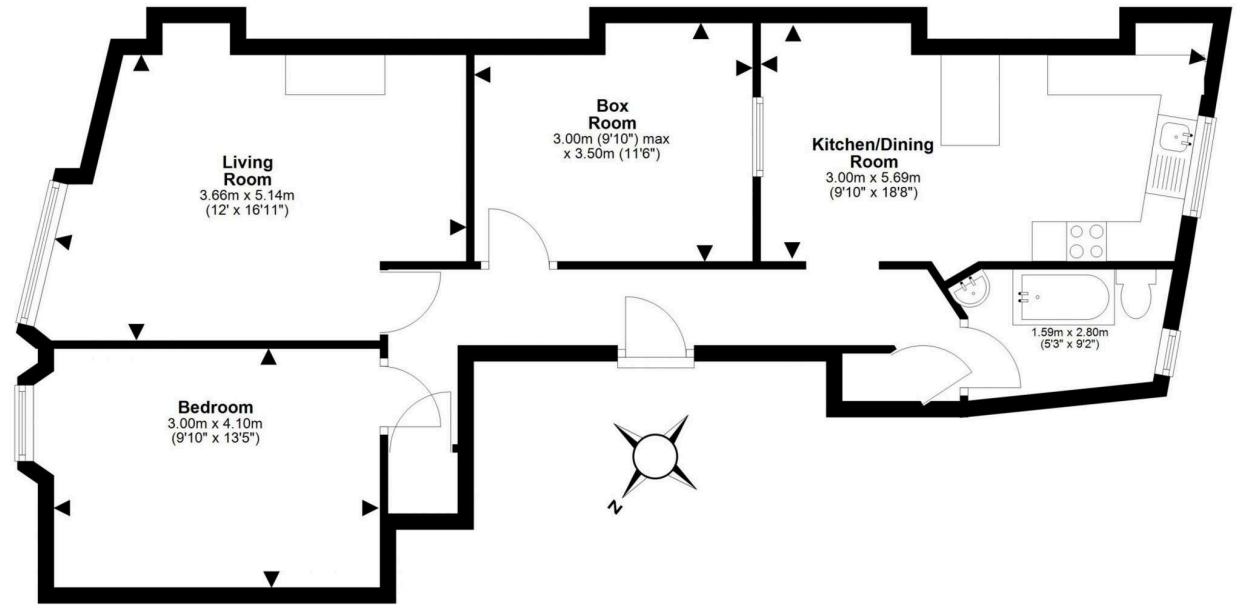


Energy Rating, C Council Tax Band C.

All fixtures, fittings, light fittings, shades, plants, shoe rack on landing, kitchen appliances, box room king-size bed frame and wall mounted TV, bedroom wardrobes, chest of drawers and mirrors, fireplace cooking grill, small bookshelf, wall-mounted shelving with integrated storage baskets, antique brass coal-box and loft space shelving.

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. A French bakery is a 5-minute walk away. 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 Craigentiny. 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.





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.

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