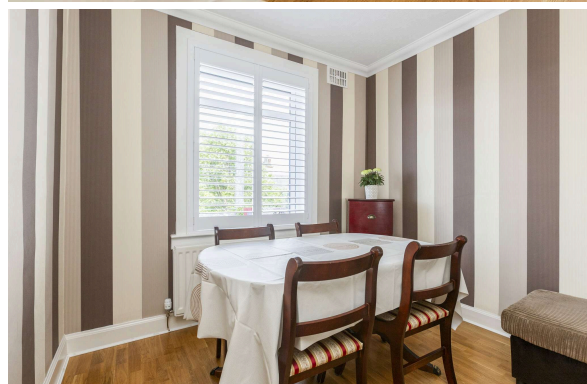




29 Glenlee Avenue
WILLOWBRAE | EDINBURGH | EH8 7HQ

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warners
solicitors & estate agents



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Well-presented and spacious three-bedroom terraced home boasting front and rear garden, situated in the highly sought-after Willowbrae district of Edinburgh.

This delightful property has been tastefully decorated throughout and offers well planned and flexible accommodations over three levels. The basement level features a large bedroom with ensuite shower room, although the bedroom could alternatively be employed as a home office, playroom or gym giving the property a good degree of flexibility.

On the ground floor the spacious, open plan living/dining room is flooded with an abundance of natural light through dual aspect windows creating a fantastic space for entertaining friends and family. The kitchen on this level provides a good amount of integral cupboard storage, and from here access is provided to the well-maintained, private rear garden.

Upstairs, both bedrooms are well-sized doubles, and a family bathroom completes the accommodation.

Offering tremendous appeal to those looking for a family home within reach of Edinburgh's city centre, early viewing is highly recommended.

- Three-bedroom terraced home
- Sought-after location
- Good local amenities
- Easy access to public transport links
- Three-double bedrooms
- Spacious living/dining room
- Kitchen
- Bathroom
- Front & rear garden

Energy Rating: D , Council Tax Band: E

Extras include: all fittings and fixtures including kitchen appliances (electric hob, oven, fridge/freezer, washing machine) and wooden window shutters.

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, 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. 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.

