



10 Willowbrae Avenue  
WILLOWBRAE | EDINBURGH | EH8 7HB

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solicitors & estate agents



## 10 Willowbrae Avenue

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Set on a quiet street, moments from excellent amenities, quick transport links, Portobello Beach and Arthur's Seat is this immaculately presented main door upper villa. Boasting a private garden, period features, free on street parking, double glazing and gas central heating, this property would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, bright South facing bay windowed lounge with feature fireplace, contemporary dining kitchen with access down to the rear garden and four well-proportioned double bedrooms, with the primary housing built in storage. The property is completed by a stylish bathroom with shower over bath. Externally the private rear garden is laid to lawn with a seating area and shed.

- Main door upper villa
- Private garden
- Immaculate move-in condition
- Welcoming hallway
- Bright bay windowed lounge
- Contemporary dining kitchen
- Four double bedrooms
- Stylish bathroom with shower over bath
- Gas central heating and double glazing
- Free on street parking
- Skylights throughout the property

Energy Rating C, Council Tax Band E.

All fixtures, fittings (except from the living room light which will be replaced with standard) TV bracket and wall mounted unit , integrated appliances are included in the sale.

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



The highly regarded Willowbrae area of Edinburgh lies to the east of the city centre. 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 the sports conscious, The Royal Commonwealth Pool, Portobello Baths and Arthur's Seat are close by. In addition, the exciting new Meadowbank Stadium is now available for use. 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. In the other direction Portobello beach is also a 10 minute bus journey away. The beautiful Holyrood Park is just 5 minutes walk away. The city bypass and main motorway networks are also within easy reach.

Cupboards in bedrooms 3 & 4 may be available through separate negotiation.



