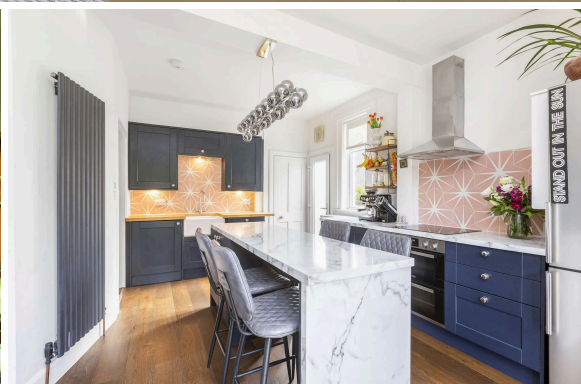




148 Willowbrae Road  
WILLOWBRAE | EDINBURGH | EH8 7JA

  
**warners**  
solicitors & estate agents





## 148 Willowbrae Road

WILLOWBRAE | EDINBURGH | EH8 7JA

A seldom available opportunity has arisen to acquire this simply stunning, two-bedroom, semi-detached bungalow boasting a south-facing rear garden, situated in the highly sought-after Willowbrae area of Edinburgh.

This beautiful home has been tastefully decorated throughout and is presented to the market in move-in condition. The living room to the front of the property is of an excellent size and the room is flooded with an abundance of natural light. This room could also be used as a third bedroom. The open plan kitchen/dining room is similarly spacious, and from here French doors open out to the large, south facing rear garden which will be ideal for enjoying the best of the summer weather.

Both bedrooms are well sized doubles, with the second room having the potential to be employed as a home office, study or sitting room giving the property a good degree of flexibility. A family bathroom completes the internal accommodation.

Situated just a short distance from both Holyrood Park and Portobello beach, as well as excellent amenities including Meadowbank Shopping Park, early viewing is highly recommended.

- Two bedroom semi-detached bungalow
- Desirable location
- Excellent local amenities
- Living room (could be used as a third bedroom)
- Kitchen/dining room
- Two double bedrooms
- Bathroom
- Front & rear garden

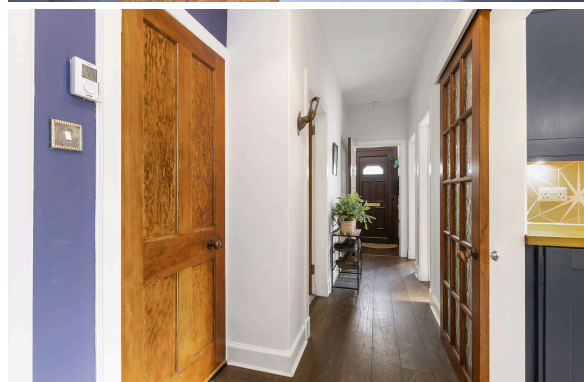
Energy Rating D, Council Tax Band E.

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

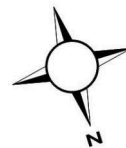
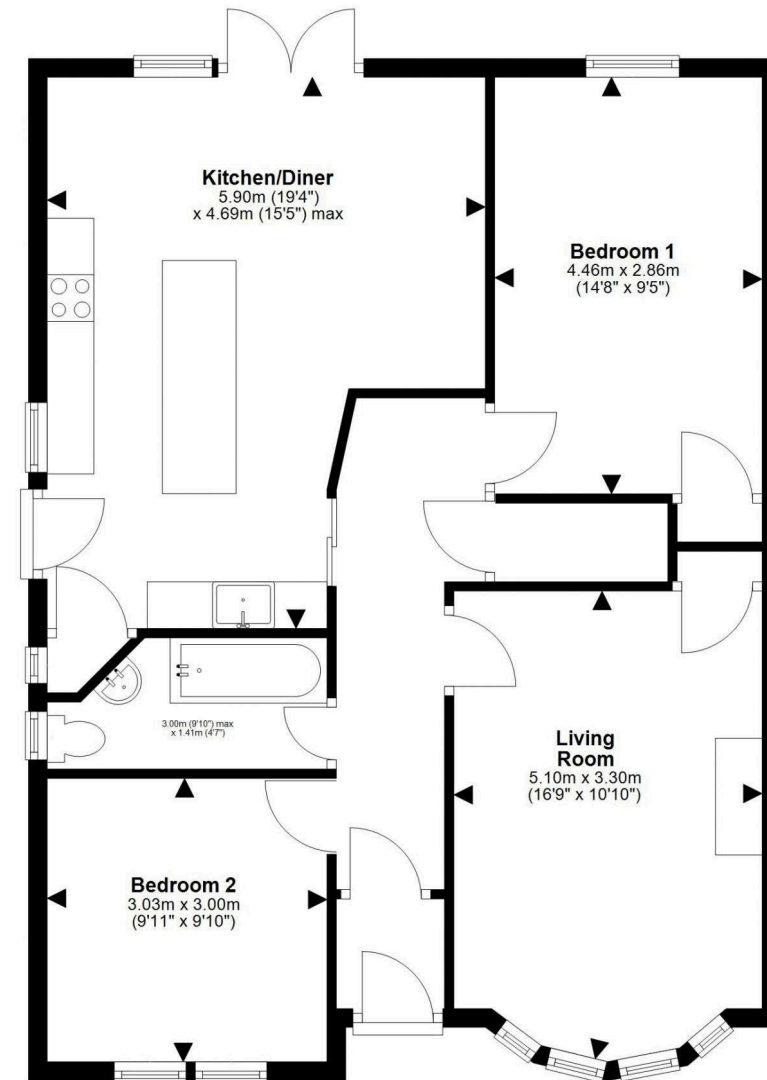


Extras included in the sale are all TV mounts and integrated kitchen appliances. Other items may be available by separate negotiation.

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 Craigentinny. 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.







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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