

COULTERS®

# 1 WILFRID TERRACE

WILLOWBRAE, EDINBURGH, EH8 7DH

2 BED

1 BATH

1 PUBLIC



## TAKE A LOOK INSIDE

This well proportioned flat occupies an attractive corner position in the highly sought-after Willowbrae area of Edinburgh, combining period character with modern living. The corner setting allows for a striking large bay window in the sitting room, flooding the space with natural light and creating an inviting environment ideal for both everyday living and entertaining.



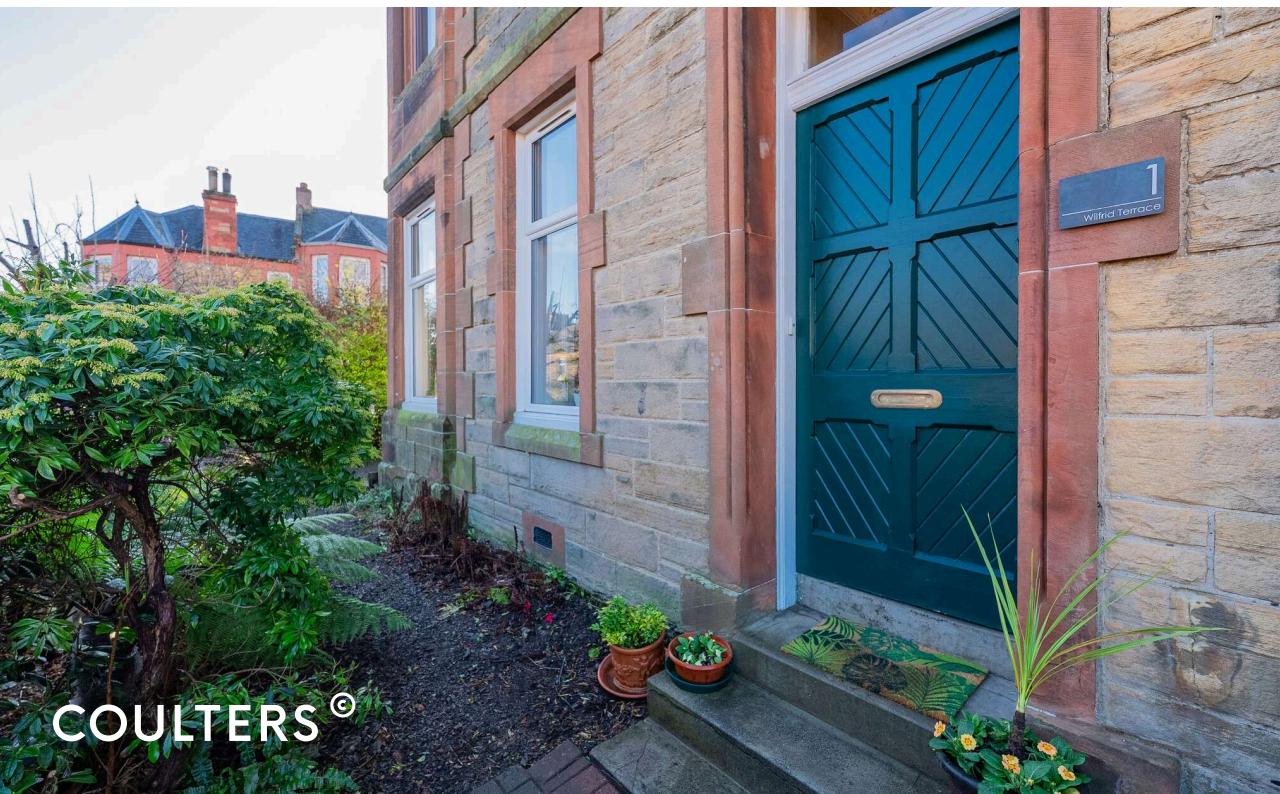
## KEY FEATURES

- Maindoor flat in desirable corner position.
- Two double bedrooms plus box room.
- Private front and rear gardens.
- Unrestricted on street parking.
- Within close proximity to Portobello Beach and Arthur's Seat.
- Excellent transport links to Edinburgh City Centre.
- EPC Rating - D
- Council Tax Band - E



Internally, the property is thoughtfully arranged and well presented throughout. The spacious kitchen dining area forms the heart of the home and benefits from direct access to the private rear garden, providing a seamless connection between indoor and outdoor living and making it ideal for family use or social gatherings. The accommodation includes two generous bedrooms along with a particularly large boxroom featuring a mezzanine level, offering excellent flexibility for use as a home office, guest space or creative studio.

The modern bathroom is finished to a high standard and includes an overhead shower, delivering both style and practicality. Externally, the property enjoys private garden grounds to the front and rear and unrestricted on street parking.



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## THE LOCAL AREA

Willowbrae is a residential suburb located in the eastern part of Edinburgh. The neighbourhood of Willowbrae is known for its picturesque surroundings and green spaces, with many parks and recreation areas nearby such as beautiful Holyrood Park. The area benefits from transportation links, with regular bus services connecting to the city centre and surrounding areas.

The nearby A1 road provides easy access to the wider Edinburgh area and the rest of Scotland. Willowbrae boasts a range of local amenities, including a variety of shops, supermarkets, pubs, and restaurants. The area also boasts several schools, making it a popular choice for families.

For leisure activities, residents can enjoy easy access to Portobello Beach, which offers a beautiful sandy coastline and promenade for walks, cycling, and picnics. Additionally, Abercorn Tennis Club (on Abercorn Crescent) and the Meadowbank Sports Centre nearby provides facilities for various sports activities.

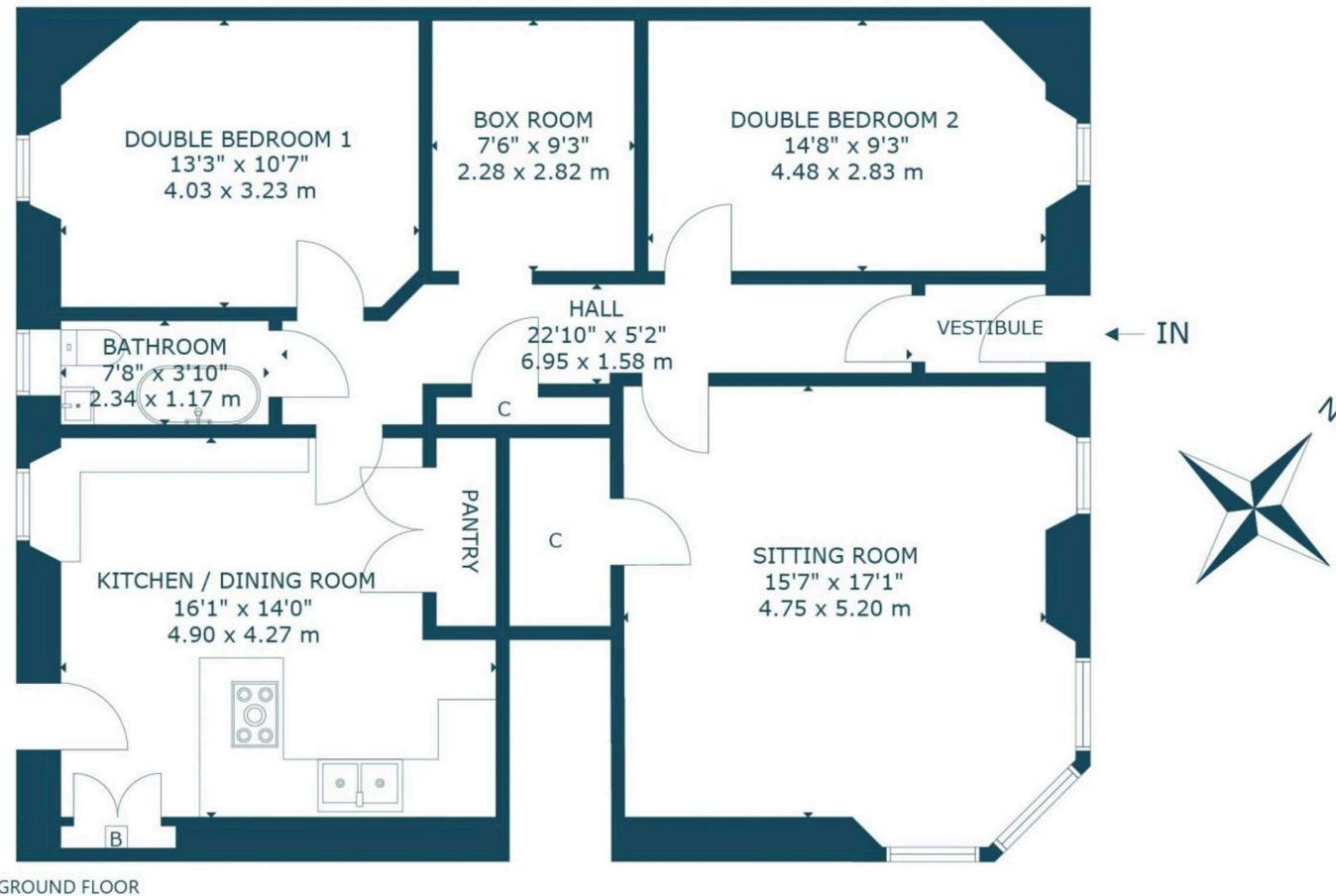
## EXTRAS

All fitted flooring, integrated appliances, fridge/freezer and washing machine are included in the sale price.

HOME REPORT VALUATION: £360,000



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1 WILFRID TERRACE, WILLOWBRAE, EDINBURGH, EH8 7DH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,173 SQ FT / 109 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.