

COULTERS[©]



66/2 WILLOWBRAE ROAD

WILLOWBRAE, EDINBURGH, EH8 7HA

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

66/2 Willowbrae Road is a bright and spacious top floor flat situated in the sought-after Willowbrae area, offering generous accommodation full of character and charm. The welcoming sitting room is flooded with natural light and showcases a range of original features including ornate cornicing and an Edinburgh presswhile a contemporary log burning stove creates a wonderful focal point for the room. Off the sitting room lies a versatile box room, ideal for use as a home office, study, or additional storage space.



KEY FEATURES



Bright and spacious first floor flat.



Three bedrooms.



Shared rear garden.



Unrestricted on street parking on the surrounding streets.



Located in the popular area of Willowbrae.



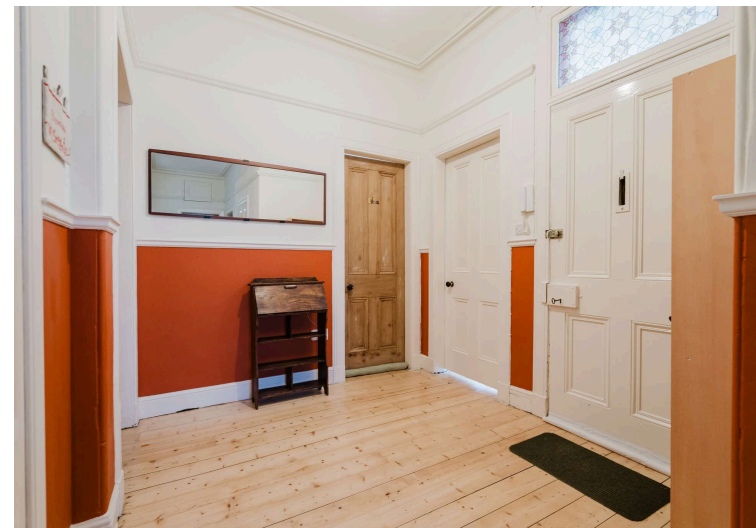
Excellent local amenities nearby.



EPC Rating - D



Council Tax Band - D



The spacious dining kitchen provides an excellent space for both everyday living and entertaining, complete with a large pantry and pleasant open views to the rear overlooking the well-maintained shared garden. The property offers three well-proportioned bedrooms, two of which are generous doubles, with one further enhanced by an attractive feature fireplace. A modern, newly refurbished shower room serves the accommodation, while a separate utility area and fantastic storage throughout add to the practicality of the home.

Externally, the property benefits from a generous and beautifully kept shared rear garden, along with unrestricted on-street parking.

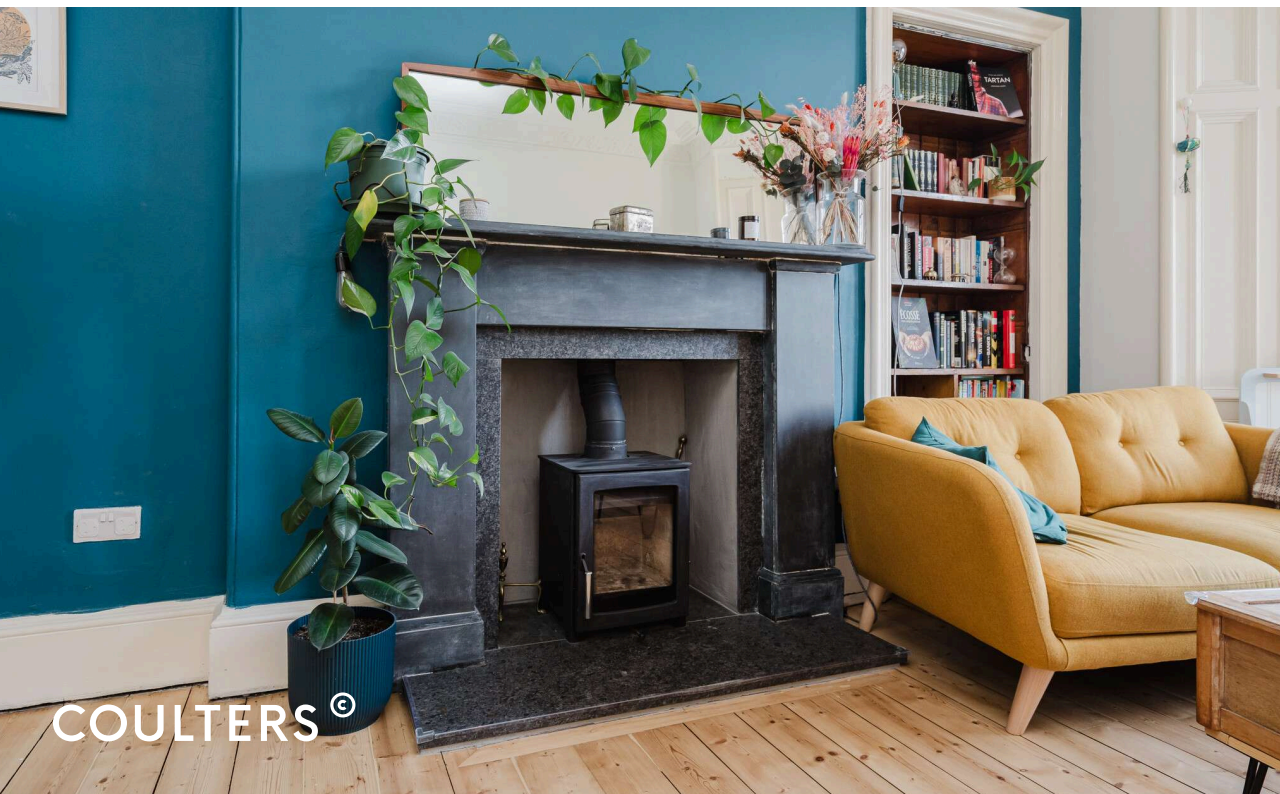
This charming flat combines period character with modern convenience in a highly desirable residential location, close to excellent local amenities and transport links.



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.

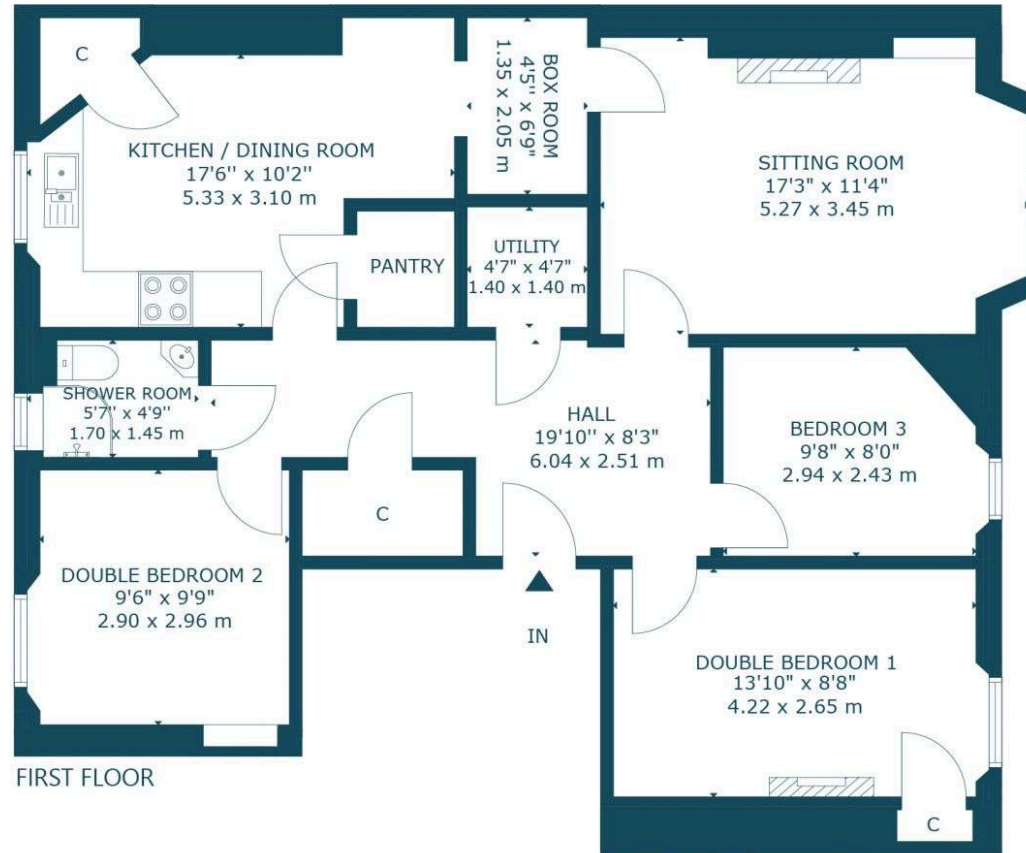
The nearby A1 road provides easy access to the wider Edinburgh area and the rest of Scotland. Willowbrae boasts a range of local amenities, including a variety of shops, supermarkets, pubs, and restaurants. The area also boasts several schools, making it a popular choice for families. For leisure activities, 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 curtains, blinds, fitted floor coverings are included in the sale price. Smeg induction cooker is available by separate negotiation.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 904 SQ FT / 84 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.