










Offers Over

**£230,000**

## 72/3 Willowbrae Road

Willowbrae | Edinburgh | EH8 7HA

A beautifully presented and spacious first floor flat forms part of an established development with residents parking to rear, situated within the popular district of Willowbrae, close to local amenities, transport links and lovely green spaces. The property is sure to appeal to a variety of purchasers including first time buyers and professionals and internal viewing is highly recommended to be fully appreciated.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Communal garden
-  Residents parking to rear
-  EPC rating – B
-  Council tax band - E



## Description

In move in condition, the property in brief comprises; secure entry system, welcoming entrance hallway with two excellent built-in storage cupboards, fantastic sized reception room/dining room providing a lovely open outlook, contemporary fitted kitchen, light and airy principal bedroom with Juliet balcony pleasantly overlooking the rear and en-suite shower room, second well proportioned double bedroom with fitted wardrobes and modern bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed Feb 2026).



## Extras

All fitted floor coverings and blinds will be included in the sale together with integrated oven/hob, integrated fridge/freezer, integrated dishwasher and integrated washing machine.

## Gardens and Parking

To the rear of the property there is a well maintained communal garden together with ample residents parking.

## Factoring

The communal areas are maintained by Taylor & Martin the and the cost is approximately £120 per month.

## Viewing

By appointment through Neilsons (0131 625 2222).





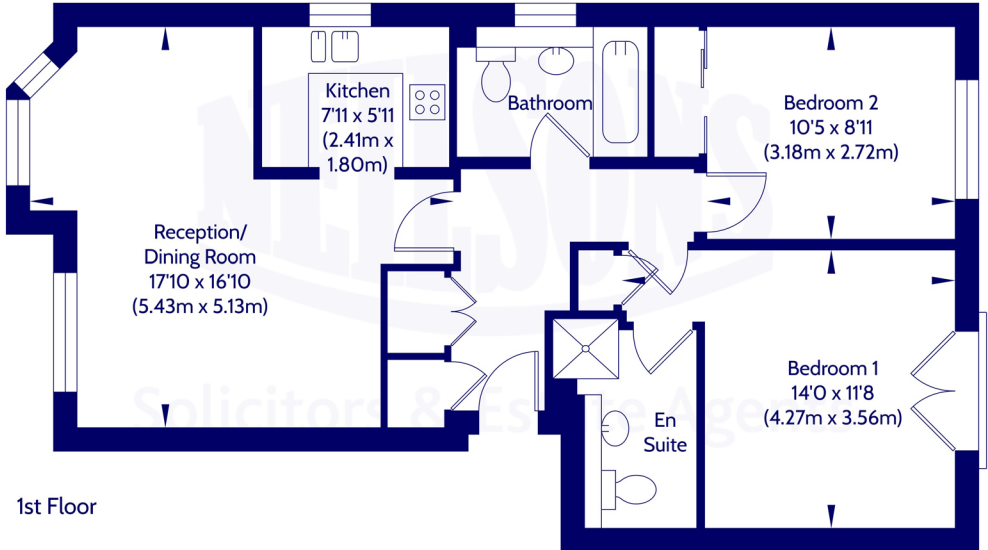
## Location

Willowbrae Road enjoys a superb location in the capital's sought after Willowbrae area, to the east of Edinburgh's city centre. Located close to Holyrood Park and Arthur's Seat, the area boasts local shops and services within easy walking distance, including a nearby Morrisons. Excellent local bus services provide swift access to the city centre and surrounding areas, including Edinburgh's popular seaside district, Portobello. Well-regarded local schooling is available from nursery to secondary level and a wide choice of sporting and recreational facilities can be found close by, including the international standard Meadowbank Sports Centre.





Approx. Gross Internal Floor Area 65 Sq M / 695 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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