



9/3 Lady Nairne Loan
WILLOWBRAE | EDINBURGH | EH8 7NL


warners
solicitors & estate agents



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Located in the well-established residential area of Willowbrae, this well-proportioned first floor two-bedroom flat offers bright and comfortable accommodation, making it an excellent choice for first-time buyers, professionals, downsizers, or investors.

The property features a spacious living room, filled with natural light and offering a welcoming space to relax or entertain with the added benefit of a balcony. The adjoining kitchen has ample worktop space and a range of floor and wall-mounted units, providing excellent storage and functionality for everyday living. There are two generous double bedrooms, each offering comfortable accommodation with space for additional furnishings. The bathroom is fitted with a modern two-piece suite and shower, completing the practical layout of the home.

- Two bedroom first floor flat
- Spacious living room with private balcony
- Ample storage space
- Close to local amenities
- Double glazing

Energy Rating D. Council Tax band B.

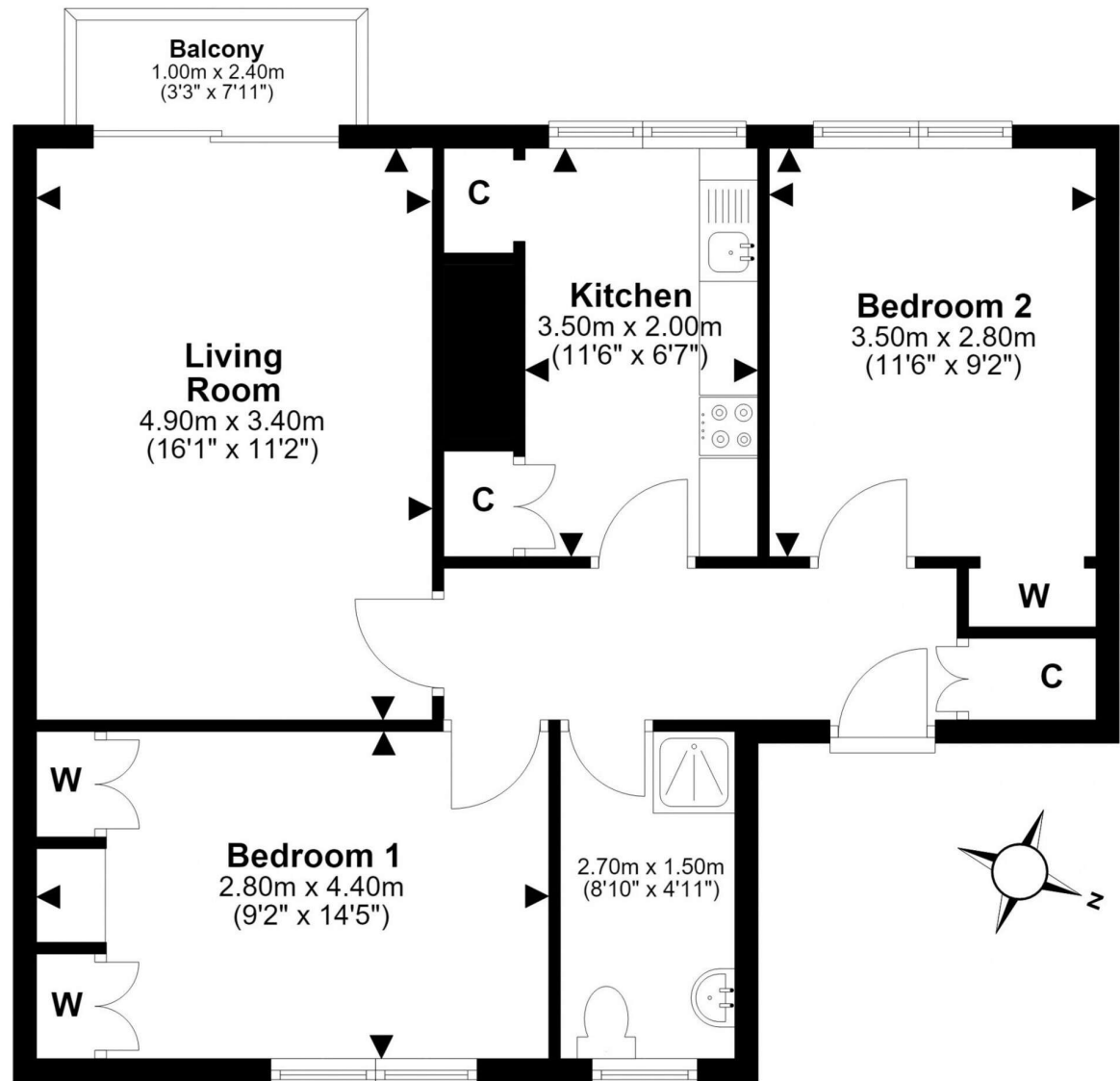
All kitchen appliances will be included in the sale. Other items may be available by separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 and further facilities at the nearby Meadowbank Retail Park. For outdoor and sport enthusiasts, Meadowbank Sports Centre is close at hand and boasts a gym, cafe, outdoor football pitch, and a choice of fitness studios. In addition, there are great facilities at the nearby Royal Commonwealth Pool and Portobello Swim Centre. Scenic walks can be taken in Holyrood Park and along nearby Portobello Beach, and there are golf courses at Duddingston and Craightinny. 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.