



74 Baronscourt Terrace
WILLOWBRAE | EDINBURGH | EH8 7EP

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Nestled on a quiet tree lined street in the heart of Willowbrae, with excellent amenities and the vast open green spaces of Holyrood Park is this spacious main door apartment. Boasting front and rear gardens, free on street parking, ornate period features, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge with generous dining space and feature fireplace, a bay windowed bedroom/family room with detailed cornicing and wood burning stove, a second well-proportioned double bedroom, a contemporary galley kitchen with attractive units and garden access and the flat is completed by a stylish bathroom. Externally the well-kept rear garden has many colourful plants, flowers, shrubs and trees and is mainly laid to lawn.

- Main door lower villa on quiet tree lined street
- Close to Arthur's Seat
- Front and rear gardens and free on street parking
- Welcoming hallway with deep storage cupboard
- Flexible accommodation which could be altered subject to the usual consents
- Bright lounge, galley kitchen, two bedroom and bathroom.

Energy Rating C, Council Tax C.

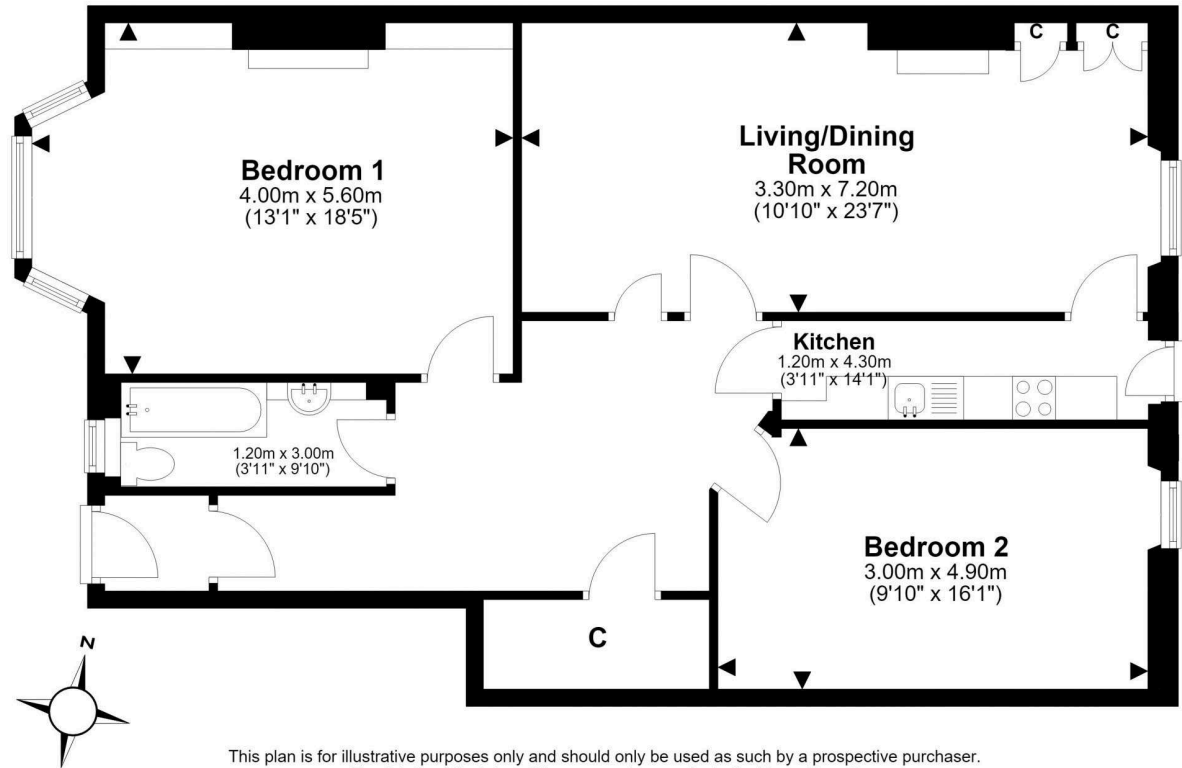
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, washing machine, fridge freezer and curtains will be included in the sale.

The highly regarded Willowbrae area of Edinburgh lies to the east of the city centre. 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 the sports conscious, The Royal Commonwealth Pool, Portobello Baths and Arthur's Seat are close by. In addition, the exciting new Meadowbank Stadium is now available for use. 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. In the other direction Portobello beach is also a 20 minute bus journey away. The beautiful Holyrood Park is just 5 minutes walk away. The city bypass and main motorway networks are also within easy reach.





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.