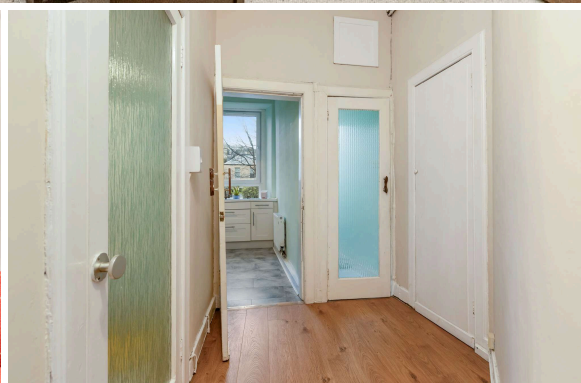




5/3 Willowbrae Road  
WILLOWBRAE | EDINBURGH | EH8 7DB

  
**warners**  
solicitors & estate agents





## 5/3 Willowbrae Road

WILLOWBRAE | EDINBURGH | EH8 7DB

A particularly appealing one-bedroom second floor tenement building within a prime area and within close proximity to an excellent range of amenities in Leith, Portobello and the City Centre alike. This property would make an excellent first purchase or buy-to-let investment and offers a low maintenance flat in a highly sought after area.

The property comprises an entrance hall with secure entry system and storage cupboard, a living room with dining area, gas fire, fireplace and attractive twin windows that let in an abundance of natural light.

The separate and fully fitted kitchen currently comprises a gas hob, oven and fan, washer/dryer, fridge/freezer, and houses the boiler. There is also a well-proportioned bedroom and completing the accommodation is the bathroom with shower over the bath and a separate WC.

The property also benefits from a shared garden and on-street parking.

- Entrance hall with storage and secure entry
- Fully fitted kitchen
- Living room with dining area and twin windows
- Bathroom with shower over the bath
- Well-proportioned bedroom
- Shared rear garden and on-street parking

Council Tax B and Energy Rating B

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures and fittings will be included in the sale.

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, café, 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 Craighentilly. 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.

