



29 Queens Park Court
Willowbrae
Edinburgh
EH8 7DX



O'NEALS PARK COURT 23-41





Bright and spacious first floor flat with open views and situated within the sought after Willowbrae district of the City adjacent to the entrance to Holyrood Park.

The property is well placed for access to all local amenities and services the area has to offer and nearby leisure and recreational facilities can be found at Meadowbank Sports Centre and a variety of shops locally at the Meadowbank Shopping Centre which also hosts a Sainsbury's supermarket.

Holyrood Park and Arthur's Seat being one of Edinburgh famous landmarks are on the doorstep and are lovely places to walk, sit and relax, while Holyrood Palace, the Scottish Parliament and the historic Royal Mile are also within easy walking distance. There are also good regular bus services which provide ease of commuting to the surrounding areas, with swift links to the City Centre and Princes Street or east via Portobello into the heart of East Lothian and its beaches.



Internally the property is in good decorative order throughout and benefits from electric heating double glazing and good storage facilities. The kitchen appliances are included in the sale together with all light fittings and blinds. Most other items are available through separate negotiation. Access to the property is via a secure entry system and original working lift.

James Gibb Residential Factors maintain the building and communal areas, the factoring charge is currently around £130 per quarter.



PROPERTY DETAILS

- Entrance Hall providing access to all rooms. Large double cupboard and additional shelved cupboard. Cupboard housing hot water boiler.
- Spacious living/dining room with full height sliding patio doors leading out to the balcony. Wall mounted electric fire. Space for good sized dining table and chairs.
- Fitted breakfasting Kitchen with matching wall and base units. Integrated electric hob, oven and hood. The washing machine and fridge/freezer are included in the sale. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Window to side with open outlook over the City to Fife.
- A light principal Double Bedroom with built-in mirrored wardrobes. Window to front.
- Double Bedroom with window top front. Built in mirrored wardrobes.
- Third Double Bedroom with window to front.
- Contemporary Shower Room with white two-piece suite comprising wash hand basin with vanity unit below and WC. Walk in shower compartment with electric shower. Mirrored bathroom cabinet. Extractor.



Viewing by appointment on 0131 524 3800









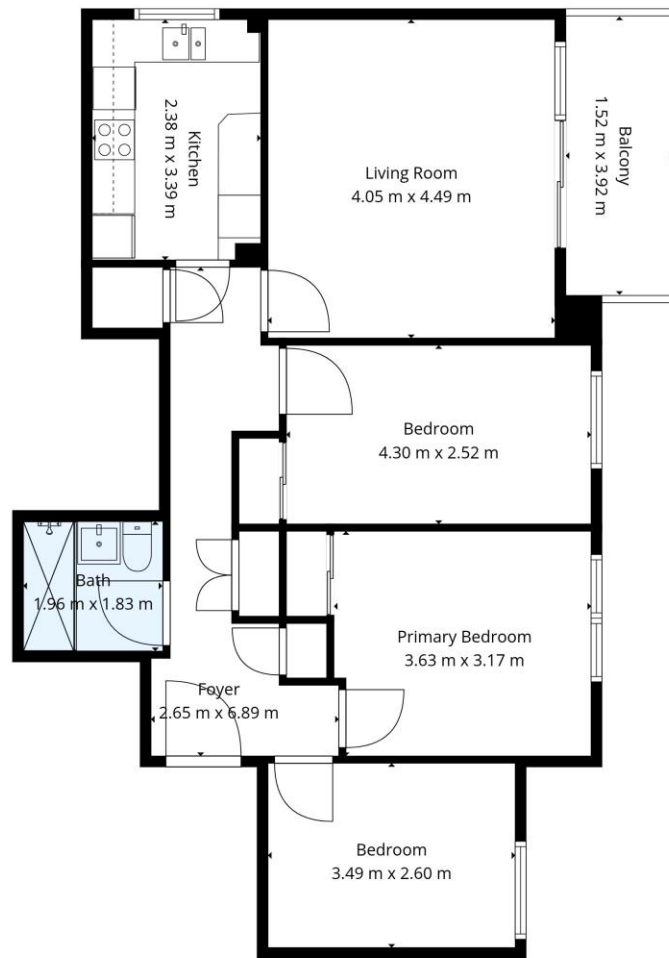


External

The property is set in extensive and well-maintained communal gardens with large lawns and a lovely array of established plants, shrubs and trees.

Private residents' car park.





Total: 78 m2
 1st Floor: 78 m2
 Excluded Areas: Balcony: 6 M2, Walls: 7 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

Energy Efficiency Rating: D
 Council Tax Band: C

