



21 Ulster Drive, Willowbrae, Edinburgh, EH8 7JG

Attractive two-bedroom semi-detached extended bungalow with driveway and private gardens

URQUHARTS
EDINBURGH



DESCRIPTION

21 Ulster Drive is an attractive two-bedroom semi-detached extended bungalow with driveway, private gardens and stunning views towards the Firth of Forth. The property is superbly situated in the desirable Willowbrae area with excellent local amenities, schools and public transport links offering easy access to the city centre and further afield. The property offers further renovation and extension opportunities subject to local authority consents.

Entrance hall; bright open living room with sliding patio doors to the south-facing rear garden; fitted kitchen with wall and base units and integrated appliances; dining room overlooking the rear garden; two good-sized double bedrooms to the front; and walk in wet room. On the upper level, a versatile space which could be used as a master bedroom, family room, games room or home office.

ACCOMMODATION

Entrance hall. Living room. Kitchen. Dining room. Two double bedrooms. Family room / bedroom 3. Shower room.

Gas central heating. Double glazing. Well-maintained front, side and rear gardens, with the rear garden split over three levels with patio area and flowerbeds. Driveway and unrestricted on street parking.



LOCATION

Ulster Drive is situated in the popular area of Willowbrae, which lies a short distance to the east of the city centre. Local shops cater for everyday needs, with a Sainsbury's and Lidl at Meadowbank, Morrison's on Portobello Road and more extensive shopping available at Fort Kinraid Retail Park, all within easy reach. Historic Leith, Portobello and Musselburgh are only a few miles away offering a further choice of specialist shops and services. Several recreational facilities nearby include newly refurbished Meadowbank Sports Centre, the open spaces of Holyrood Park, Arthur's Seat, Figgate Park and Duddingston Golf Course, as well as Portobello baths and beach promenade. Catchment schools in the area include Parsons Green Primary, St John's RC Primary School, Portobello High, and Holyrood RC High, with the University of Edinburgh's Moray House Campus, Edinburgh



College (Jewel & Esk campus) and Queen Margaret University campus nearby. There is an efficient bus and tram service running throughout the city and surrounding areas, and road links are very accessible out to the City Bypass and main motorway networks as well as Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing. Waverley Station is easily accessed by bus, on foot or by bike.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

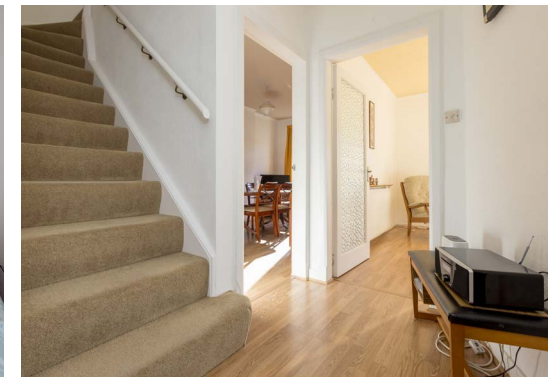
HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **E**

The property has an Energy Rating Category **D**

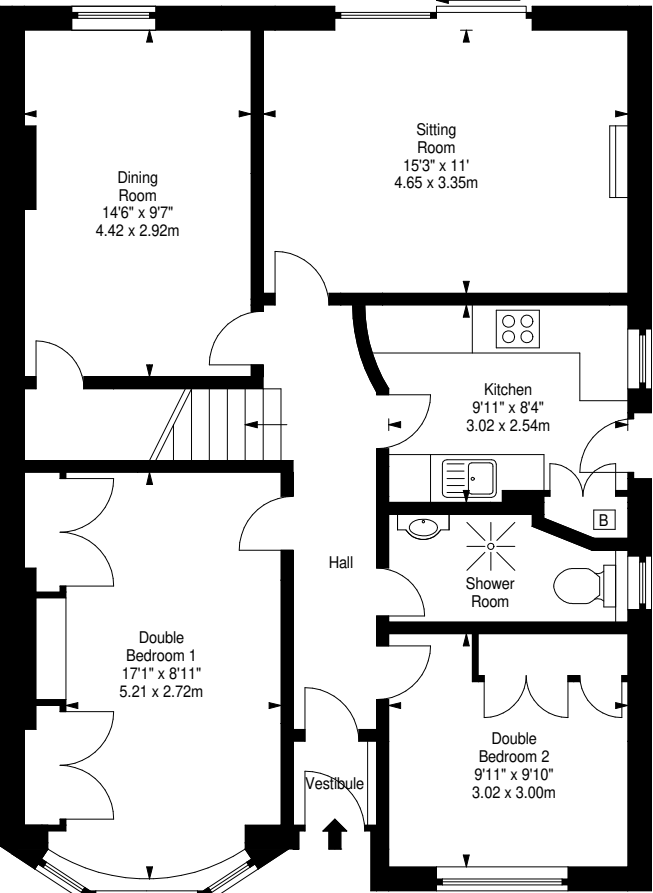
Tenure Freehold



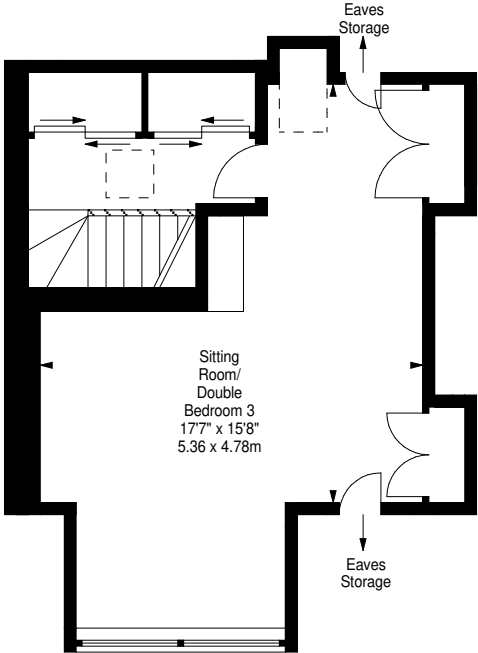
21 Ulster Drive,
Edinburgh,
Midlothian, EH8 7JG



Approx. Gross Internal Area
1230 Sq Ft - 114.27 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.