



Solicitors & Estate Agents



Offers Over

£315,000

102/3 Willowbrae Road

Willowbrae | Edinburgh | EH8 7HW

This charming and beautifully presented first floor flat forms part of a converted C Listed building, pleasantly situated within the popular district of Willowbrae, close to local amenities, transport links and within close distance of the city centre. The property is sure to appeal to a variety of purchasers including the professionals and internal viewing is highly recommended to be fully appreciated.

-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Communal grounds
-  Residents parking
-  EPC rating – C
-  Council tax band - E



Description

In move in condition, the property in brief comprises; secure entry system, communal stairwell shared between only three properties, welcoming entrance hallway with built-in storage cupboard, generously proportioned and bright reception room with fireplace and pleasantly overlooking the communal grounds, spacious modern fitted kitchen with dining area, light and airy principal bedroom with fitted wardrobes and contemporary en-suite shower room, second well proportioned double bedroom with fitted storage and attractive bathroom with three-piece suite.



Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, integrated fridge/freezer and integrated washer/dryer

Gardens and Parking

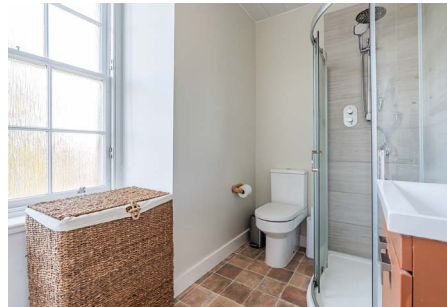
The property is surrounded by beautifully maintained communal garden grounds and two residents permits are available.

Factoring

The communal areas are maintained by Taylor & Martin, and the cost is approximately £80 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

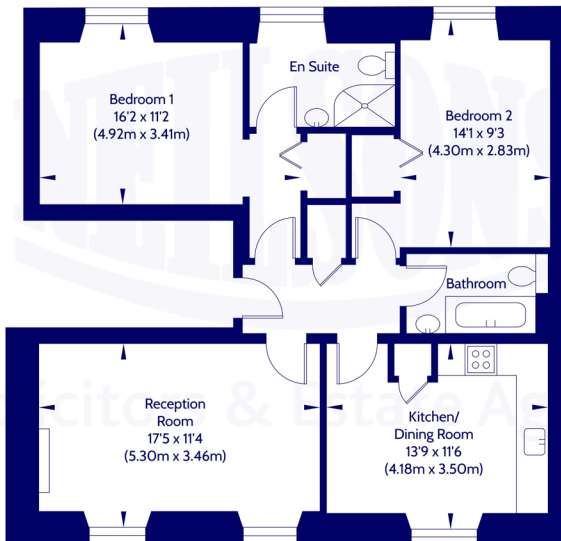
Willowbrae Road enjoys a superb location in the capital's sought after Willowbrae area, to the east of Edinburgh's city centre. Located close to Holyrood Park and Arthur's Seat, the area boasts local shops and services within easy walking distance, including a nearby Morrisons. Excellent local bus services provide swift access to the city centre and surrounding areas, including Edinburgh's popular seaside district, Portobello. Well-regarded local schooling is available from nursery to secondary level and a wide choice of sporting and recreational facilities can be found close by, including the international standard Meadowbank Sports Centre.





Approx. Gross Internal Floor Area 78 Sq M / 838 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

