

**163A Willowbrae Road
Edinburgh EH8 7JB**

Offers Over £160,000

- Large living/dining room
- Galley kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included
- Large double bedroom with built in wardrobes
- Shower room fitted with two-piece suite and electric walk in shower
- Gas central heating and double glazing
- On-street parking

**Council Tax Band: B
Tenure: Freehold**



Flat

Blair Cadell are delighted to present to the market this superb one-bedroom flat, quietly positioned within the sought-after Willowbrae area. Benefiting from excellent transport links to the city centre, this property will appeal to a wide range of buyers and early viewing is highly recommended to avoid disappointment.

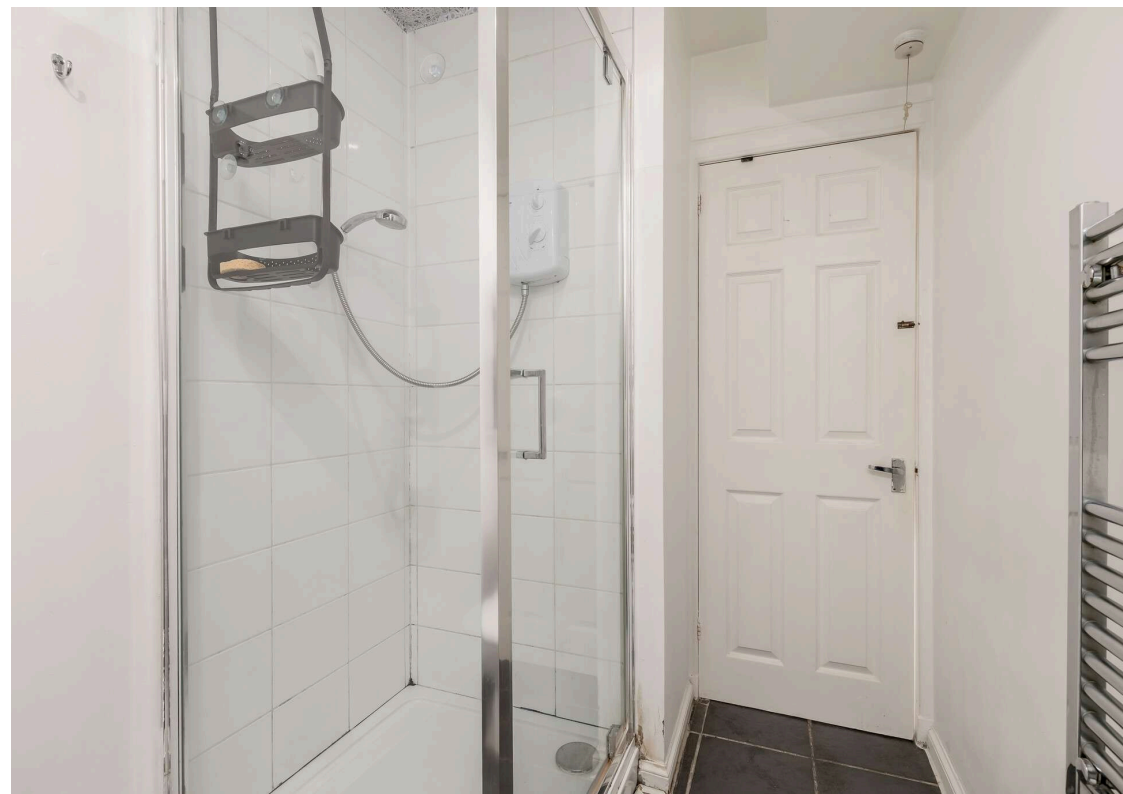
The accommodation is well proportioned and thoughtfully arranged. The generous living and dining room provides an ideal space for relaxation and entertaining friends and family. The galley kitchen is fitted with a range of floor and wall-mounted units and includes an electric hob, oven, and white goods, all of which are included in the sale. The property boasts a spacious double bedroom featuring built-in wardrobes, offering excellent storage. The shower room is fitted with a modern two-piece suite and an electric walk-in shower. Completing the accommodation is a welcoming hallway with an additional storage cupboard, providing further practical storage solutions. The property benefits from gas central heating and double glazing throughout. Externally, on-street permit parking is readily available, adding to the convenience of this desirable home.

Please Note: No warranties given for systems

Nestled in the desirable Willowbrae district, approximately three miles east of Edinburgh's vibrant city centre and approximately one and a half miles from Portobello's seafront promenade, the flat is perfectly positioned to meet all of your needs. Local amenities include a Morrison's supermarket, with a 24-hour Asda available at The Jewel. For additional shopping options, Meadowbank Retail Park offers a Sainsbury's and other high-street stores. Leisure facilities abound with the newly refurbished Meadowbank Sports Centre nearby, along with the natural beauty of Holyrood Park and Arthur's Seat just a short walk away. For more extensive shopping, dining, and entertainment, Fort Kinnaird Retail Park offers a variety of high-street shops, popular restaurants, and a multi-screen cinema. The area is well-served by schools, ranging from nursery to senior level, making it suitable for families. Commuters will appreciate the frequent bus services to the city centre and surrounding areas, as well as easy access to the city bypass, which connects to Scotland's main motorway network

Viewing by appointment on 0131 337 1800

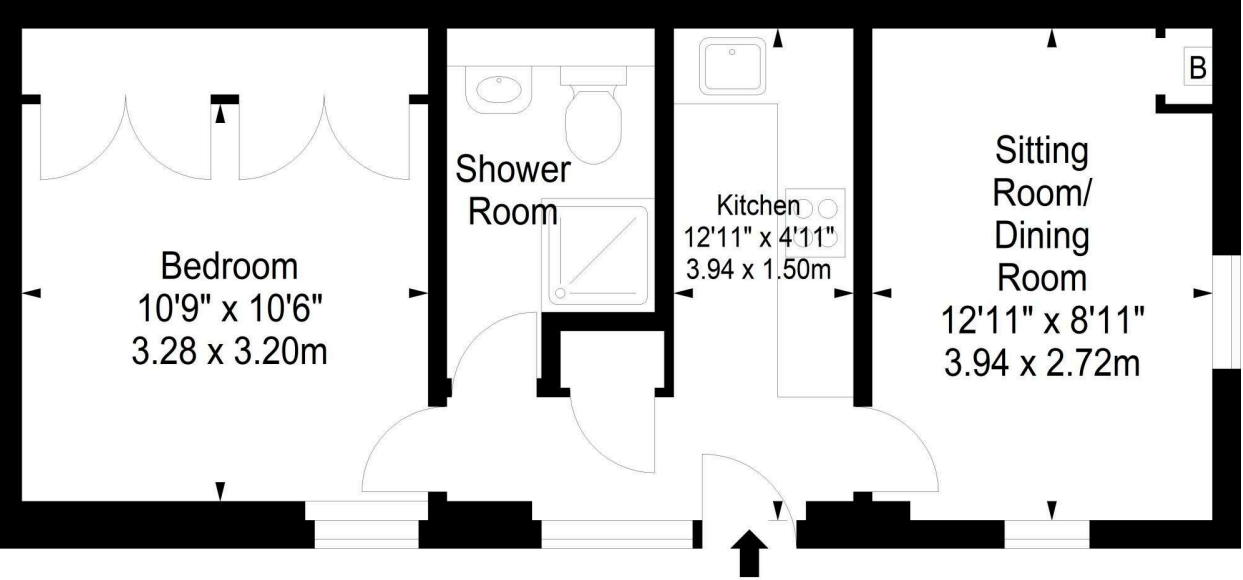
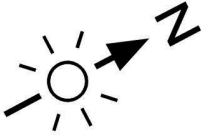




**Willowbrae Road,
Edinburgh,
Midlothian, EH8 7JB**



Approx. Gross Internal Area
404 Sq Ft - 37.53 Sq M
For identification only. Not to scale.
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Lower Ground Floor

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