



3/8 Furcheons Park
WILLOWBRAE | EDINBURGH | EH8 7RZ


warner's
solicitors & estate agents



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Nestled in a quiet cul-de-sac in a modern development moments from excellent amenities, quick transport links and close to Arthur's Seat and Portobello beach is this spacious second floor apartment. Boasting panoramic views over the water, allocated parking, manicured communal grounds, and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright bay windowed lounge with sea views, a contemporary twin windowed kitchen with dining space, two well-proportioned double bedrooms (both with built-in mirrored wardrobes) and the flat is completed by a bathroom with shower over bath.

- Quiet cul-de-sac close to excellent amenities
- Allocated parking and landscaped communal grounds
- Sea views
- Welcoming vestibule and hallway
- Bright bay windowed lounge
- Well-appointed kitchen with dining space
- Two large double bedrooms with built-in wardrobes
- Bathroom with shower over bath
- Close to the beach and Holyrood Park
- Double glazing

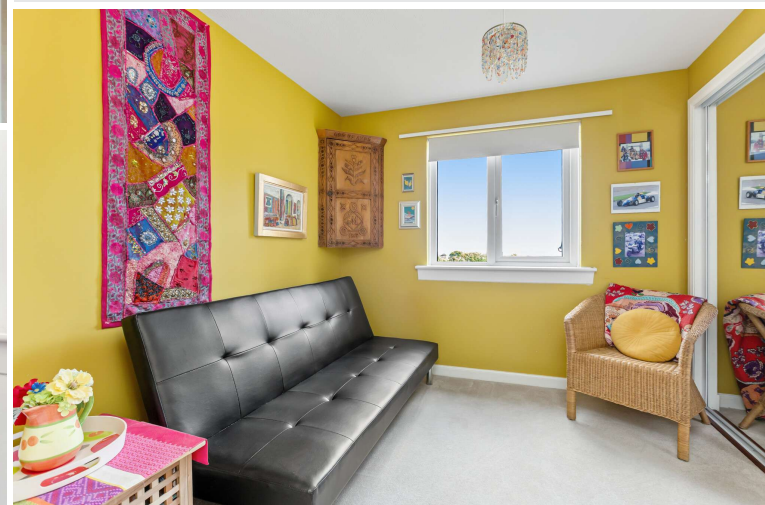
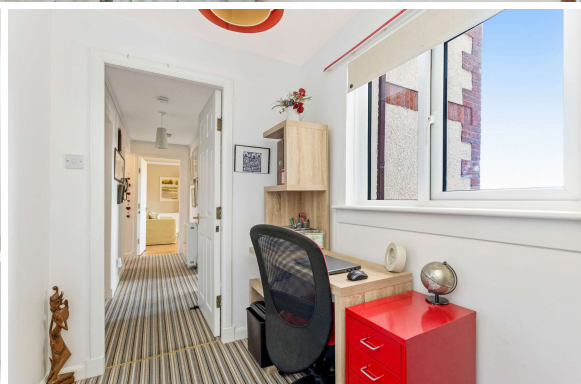
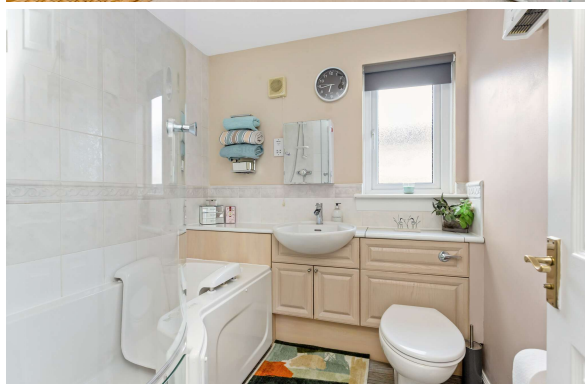
Extras included in this sale will be washing machine, fridge, curtains & blinds. Other items of furniture can be available by separate negotiation.

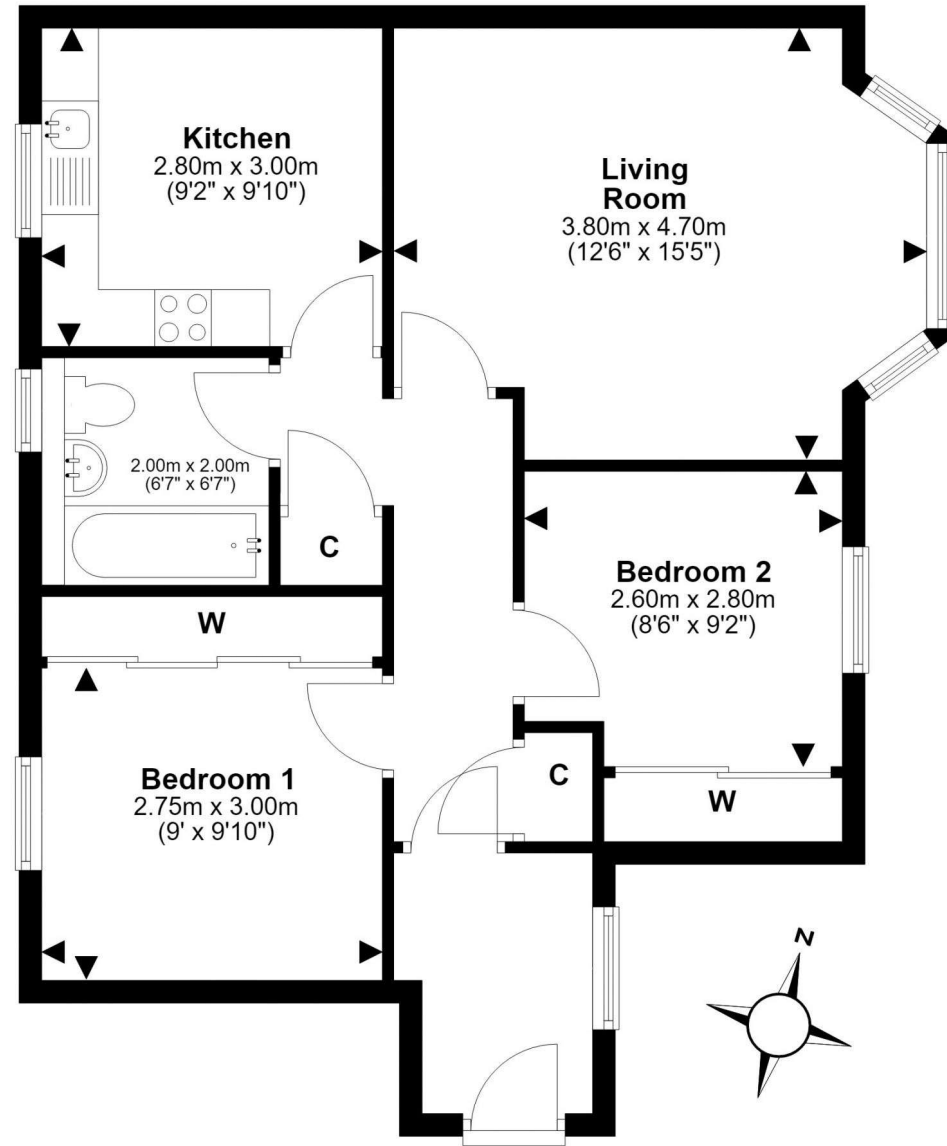
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The highly regarded Willowbrae area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore at Portobello Road and further facilities at the nearby Meadowbank Retail Park. For the sports conscious, The Royal Commonwealth Pool, Portobello Baths and Arthur's Seat are close by. In addition, the exciting new Meadowbank Stadium is now available for use. 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. In the other direction Portobello beach is also a 5 minute bus journey away. The beautiful Holyrood Park is just a 20 minutes walk away. The city bypass and main motorway networks are also within easy reach.

Energy rating C, Council tax band D. Factor is managed by Ross + Liddell and costs around £100 per month.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.