

KILGOUR

PROPERTY



118/5 Willowbrae Road, Edinburgh, EH8 7HW





- Living Room
- Kitchen
- 2 Bedrooms (Master en-suite)
- Bathroom
- Double Glazing
- Gas Central Heating
- Secure Communal Entry System
- Shared Communal Gardens
- Factor fees approx £92 per calendar month at point of sale
- Council Tax – Band E
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

This bright and well-presented top floor flat offers spacious and comfortable accommodation. Enjoying an elevated position, the property benefits from excellent natural light throughout.

The accommodation comprises a welcoming entrance hallway, a generously proportioned living room providing an ideal space for relaxation and entertaining, a well-appointed kitchen, two good-sized double bedrooms (master en-suite) and a bathroom.

Further benefits include double glazing, and gas central heating, ensuring comfort and efficiency year-round. The property further benefits from well-maintained communal gardens and residents' parking, providing attractive outdoor space and convenient parking for homeowners and visitors alike.

Location

Willowbrae is a highly regarded residential area of east Edinburgh, offering an excellent balance of city convenience and outdoor leisure. The location is also well placed for schooling. The area enjoys easy access to Edinburgh City Centre, Portobello's popular promenade and beach, Holyrood Park, and Arthur's Seat. A wide range of local amenities, shops, cafés, and supermarkets are nearby. The area is particularly popular with families and professionals due to its excellent transport links into Edinburgh city centre, which is only a short journey away. Regular bus services operate along Willowbrae Road, while the A1 provides quick access to the City Bypass and wider road network.



1 2 2 C 
EPC BANDE 
COUNCIL TAX BAND

Living Room	12'3 x 12'6	3.75m x 3.80m
Kitchen	12'5 x 12'6	3.78m x 3.80m
Bedroom 1	10'2 x 14'3	3.10m x 4.35m
(Master en-suite)	6'3 x 5'3	1.90m x 1.60m
Bedroom 2	7'10 x 14'3	2.40m x 4.35m
Bathroom	6'11 x 6'11	2.10m x 2.10m



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PrimeLocation

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