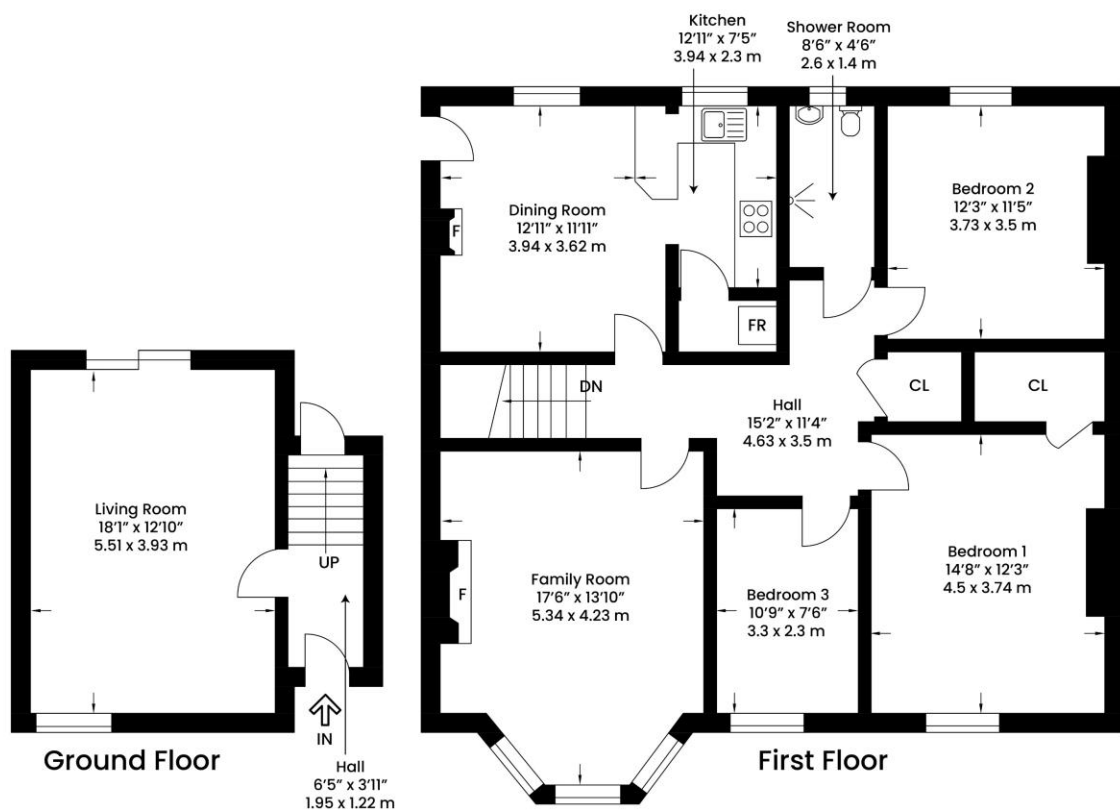




8 Willowbrae  
Gardens  
Edinburgh  
EH8 7EW





**vistaBee**  
 This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
 VistaBee 2025

This well-presented and extended main door upper villa is well placed in the popular district of Willowbrae close to excellent amenities, schooling, and commuter links. The property would make an ideal family home or buy to let investment with benefits including private gardens, gas central heating, and double glazing, with early viewing highly recommended.

The accommodation comprises; welcoming entrance with stairs to upper hall, flexible ground floor dual aspect living room/ 4<sup>th</sup> bedroom with garden access. Three well proportioned bedrooms all with ample space for freestanding furniture. Wet room fitted with a wall hung basin, toilet and electric shower. Large attic space.

Willowbrae Gardens is an attractive residential street, enjoying a superb location in the capital's sought after Willowbrae area, approximately two and a half miles east of Edinburgh's City Centre. Located moments from Holyrood Park and Arthur's Seat, the area boasts excellent local shops and services within easy walking distance, including a nearby Morrisons and Sainsburys. The new St James Quarter in the city is within reasonable walking/ cycling distance and 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 new international standard Meadowbank Sports Centre.

EPC Rating- E  
 Council Tax Band- D























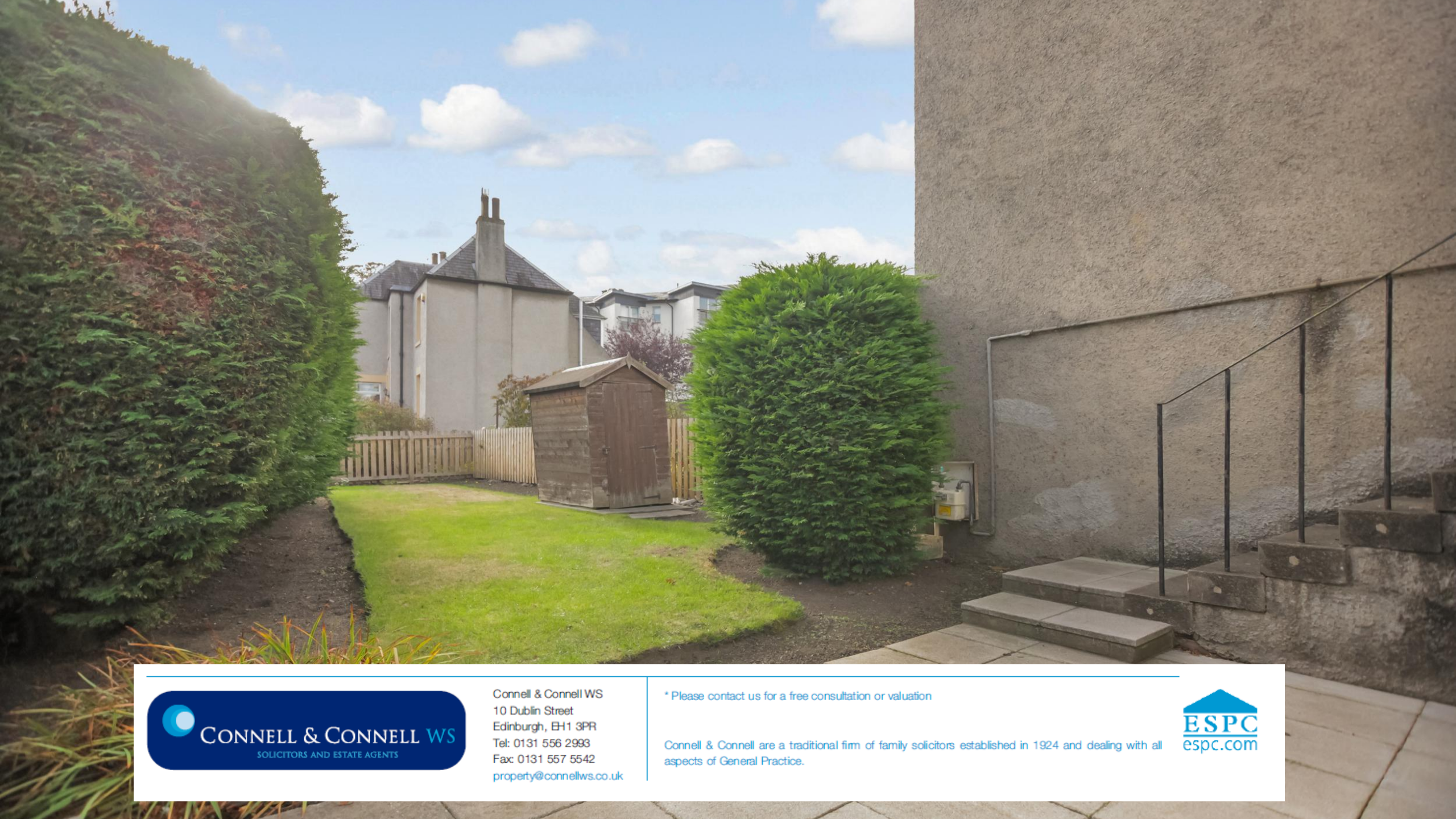












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Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

