



29 Glenlee Gardens  
WILLOWBRAE | EDINBURGH | EH8 7HG

  
**warners**  
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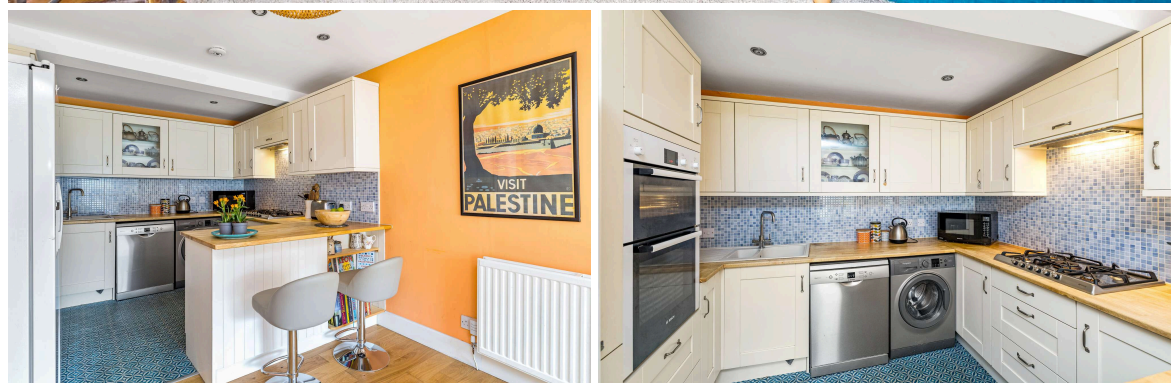
## 29 Glenlee Gardens, Willowbrae

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Superbly tucked away in this highly regarded area, only a short stroll away from the green expanse of Holyrood Park, is this most appealing mid terraced villa of traditional build boasting excellent family sized accommodation over three floors and private gardens front and rear. There's easy access to great local amenities and regular bus routes accessing the nearby City Centre's varied shops and attractions.

Viewing is highly recommended to appreciate the many great features within this lovely home, which has been beautifully presented throughout and provides more than ample space for a family or couple to spread out. There are two superb public rooms including a bay windowed living room, front facing at ground floor level, and, on the lower floor, a large open plan kitchen/dining/family room for more relaxed living or entertaining, boasting patio doors leading directly out into the private rear garden.

On the first floor you'll find the particularly large principal double bedroom with cupboard storage, double bedroom 2 and a bathroom fitted out with a white suite and built-in storage below the sink. The third double bedroom is located at ground floor level and features wall to wall built-in wardrobe space and a shower-room right next door.



**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





- Ideal family home offering spacious and flexible accommodation, set on a quiet residential street
- Elevated south-west facing position, with rooftop views towards the Firth of Forth
- Impressive open-plan kitchen / dining / family space for modern living and entertaining, fitted with stylish Shaker units, wooden worktops and mosaic splashbacks
- Ideally located within easy reach of Edinburgh city centre, with good local schooling and close proximity to the open green spaces of Holyrood Park
- Welcoming entrance hall featuring period stained glass door
- Elegant bay-windowed living room with fireplace
- Patio doors open directly to the rear garden, with lawn and patio areas for outdoor relaxation
- Generous bay-windowed principal bedroom with sanded wooden flooring
- Two further well-proportioned double bedrooms
- Family bathroom with shower over bath
- Additional shower room
- Gas central heating and double glazing
- Sunny front garden screened by mature hedging
- Unrestricted on-street parking and excellent bus service

Council tax Band E and Energy Rating C

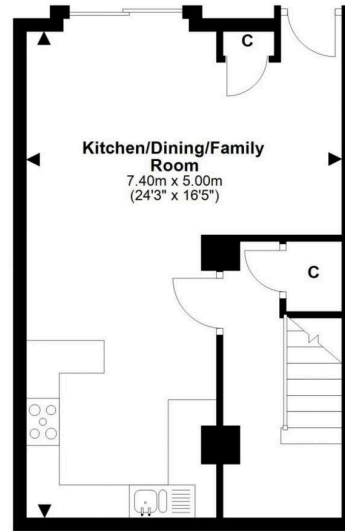
The sale will include the American-style side-by-side fridge freezer, the dishwasher, light fixtures, fitted shelves, curtain tracks, the blinds in Bedroom 2, and the garden shed. The washing machine, curtains, curtain rails, light shades, and the Murphy bed will not be included in the sale.



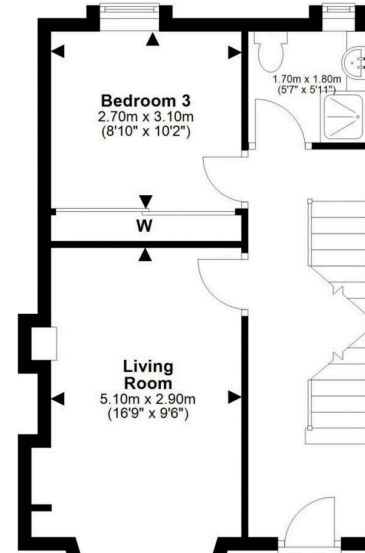
Willowbrae is a highly regarded residential area to the east of Edinburgh's city centre, ideally positioned close to the open green spaces of Holyrood Park and Arthur's Seat, offering scenic walks and panoramic city views. The area is well served by a range of local amenities, including a Morrisons superstore and further retail options at Meadowbank Retail Park. In addition, excellent leisure facilities are available nearby, including Meadowbank Sports Centre, which offers a gym, caf , outdoor football pitch, and a range of fitness studios. Further leisure amenities are available at the Royal Commonwealth Pool and Portobello Swim Centre, both within easy reach. For outdoor pursuits, residents can enjoy walks in Holyrood Park or along nearby Portobello Beach, with golf courses also available at Duddingston and Craightenny. The area offers well-regarded schooling from nursery through to senior level, with Edinburgh's universities within easy reach. The area is also well connected, with regular bus services providing quick access to the city centre, while the A1 and City Bypass are easily accessible.



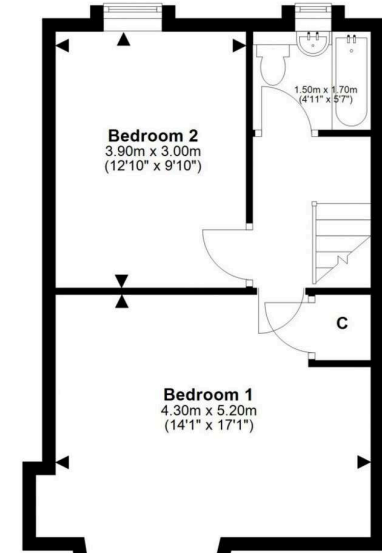




Lower Ground Floor



Ground Floor



First Floor

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.