



35 WILLOWBRAE ROAD

WILLOWBRAE, EDINBURGH, EH8 7EZ

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This charming lower Victorian villa is arranged over two beautifully presented levels and offers a wonderful blend of period character and modern living. The first floor hosts a bright and elegant sitting room with a bay window, multifuel stove and an array of original features, creating a warm and welcoming living space. There are two spacious double bedrooms on this level, with the principal bedroom further benefitting from a dressing room, alongside a stylish and recently renovated shower room.



KEY FEATURES



Generously proportioned maindoor lower villa.



Two double bedrooms.



Private enclosed front and rear gardens.



Unrestricted on street parking on the surrounding streets.



Located in the popular area of Willowbrae.



Excellent local amenities nearby.



EPC Rating - D



Council Tax Band - D



The lower level provides excellent additional living space and is centred around a generous dining room with a stable door opening directly onto the private rear garden. Leading from here is a modern kitchen fitted with integrated appliances, ample cupboard storage and extensive work surfaces. A cosy snug offers a perfect space to relax and gives access to a large pantry and extensive cellar space, providing excellent storage potential.

Externally, the property enjoys a private rear garden with both lawn and paved seating areas, ideal for outdoor relaxing and dining. The property further benefits from unlimited and unrestricted on-street parking.





THE LOCAL AREA

Willowbrae is a residential suburb located in the eastern part of Edinburgh. The neighbourhood of Willowbrae is known for its picturesque surroundings and green spaces, with many parks and recreation areas nearby such as beautiful Holyrood Park. The area benefits from transportation links, with regular bus services connecting to the city centre and surrounding areas.

The nearby A1 road provides easy access to the wider Edinburgh area and the rest of Scotland. Willowbrae boasts a range of local amenities, including a variety of shops, supermarkets, pubs, and restaurants. The area also boasts several schools, making it a popular choice for families. For leisure activities, residents can enjoy easy access to Portobello Beach, which offers a beautiful sandy coastline and promenade for walks, cycling, and picnics. Additionally, Abercorn Tennis Club (on Abercorn Crescent) and the Meadowbank Sports Centre nearby provides facilities for various sports activities.



EXTRAS

All curtains, blinds, light fittings, fitted floor coverings and free standing fridge and freezer are included in the sale price. The washing machine is available by separate negotiation.

HOME REPORT VALUATION: £350,000





LOWER GROUND FLOOR

GROUND FLOOR

35 WILLOWBRAE ROAD, WILLOWBRAE, EDINBURGH, EH8 7EZ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,141 SQ FT / 106 SQ M
 CELLAR GROSS INTERNAL FLOOR AREA 420 SQ FT / 39 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.