

25-6 South Elixia Place
Willowbrae
Edinburgh
EH8 7PG







This is a bright and spacious second floor flat in a modern development ideally situated to the East Side of Edinburgh in the much sought after residential area of Willowbrae. Willowbrae offers good local shops and there is also a good choice of well-regarded schools available at both primary and secondary level along with a wide and varied selection of pre-school nurseries and playgroups in the area.

A regular bus service operates to and from the City Centre and to most surrounding areas. The City By-pass is within easy reach and links you to the main motorway network.

Excellent leisure facilities are available including Meadowbank Sports Stadium, Portobello and Craigmillar Golf Courses, and both indoor and outdoor bowling centres. Also located within vicinity are Portobello Fitness Centre and swimming pool and Musselburgh Sports Centre. Private Health Clubs in the area are The Fountain Spa and Livingwell.

Entrance to the property is through a well-maintained common passage and stair. Internally the property is in excellent decorative order throughout and offers bright and spacious accommodation. All fitted carpets, curtains and blinds are included in the sale together with the integrated kitchen appliances.

The factors are Taylor Martin Property Management, the last quarterly account was £275 which includes communal building Insurance, green space & communal stair cleaning/maintenance

There is a private resident's parking space.





PROPERTY DETAILS

- Entrance Hallway providing access to all rooms. Good sized storage cupboard. Hot water tank cupboard with storage.
- Sitting / Dining Room with bay window to side and additional window to rear. Feature wall mounted TV unit. Space for good sized dining table and chairs.
- Stylish and modern Fitted Kitchen with high gloss base and wall mounted units and integrated appliances which include, ceramic hob, cooker hood, oven, microwave, fridge/freezer and dishwasher. Plumbed for washing machine. Window to rear.
- Double Bedroom with fitted wardrobes. Window to side.
- Second Double Bedroom with fitted wardrobes. Window to rear.
- Third Double Bedroom with window to front.
- Stylish Bathroom with brick tile work. White three-piece suite comprising bath with drench shower over, wash hand basin and WC.



Viewing by appointment on 0131 524 3800





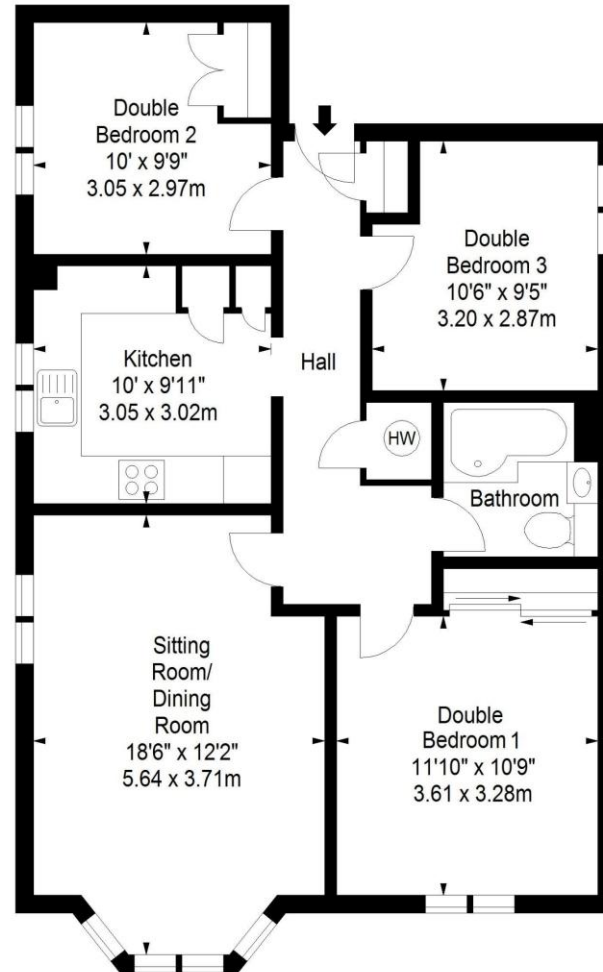


External
The property is set in tree lined and well maintained landscaped garden grounds.

Allocated parking space. In addition there are off-street visitors parking spaces.



Approx. Gross Internal Area
820 Sq Ft - 76.18 Sq M
For identification only. Not to scale.



Second Floor

Energy Efficiency Rating: D
Council Tax Band: E