



3 Willowbrae Gardens, Edinburgh, EH8 7EW



Welcome

Welcome to Willowbrae Gardens, forming part of a traditional terrace, located in the highly desirable Willowbrae district of Edinburgh, this generously proportioned main door, upper villa offers flexible accommodation extending to two double bedrooms and two public rooms, along with a generous attic space accessed by a fixed ladder. Situated within easy reach of Holyrood Park, Arthur's Seat, Portobello and Edinburgh City Centre, the property presents an excellent opportunity for purchasers seeking a characterful home with scope to modernise and add value. Externally, there is unrestricted on-street parking available. The property does not have a private garden, making it an attractive low-maintenance option for those seeking the space and character of a traditional villa without the upkeep associated with external grounds. An early viewing is recommended.

- Reception hallway
- Living room
- Kitchen
- Dining room
- Two double bedrooms
- Bathroom
- Attic space
- Gas central heating
- Double glazing
- On street parking





Willowbrae

Willowbrae is one of Edinburgh's most established and sought-after residential districts, lying approximately two miles east of the City Centre. The area enjoys excellent transport links, local shopping facilities, supermarkets, schooling and recreational amenities, while Holyrood Park and Arthur's Seat are only a short walk away. The nearby districts of Meadowbank and Portobello provide a wide range of leisure, retail and dining options. The area remains particularly popular due to its combination of green space, accessibility and traditional house styles.

Extras

Sold as seen

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.

