

47 Willowbrae Road, Willowbrae, Edinburgh, EH8 7EZ



Description

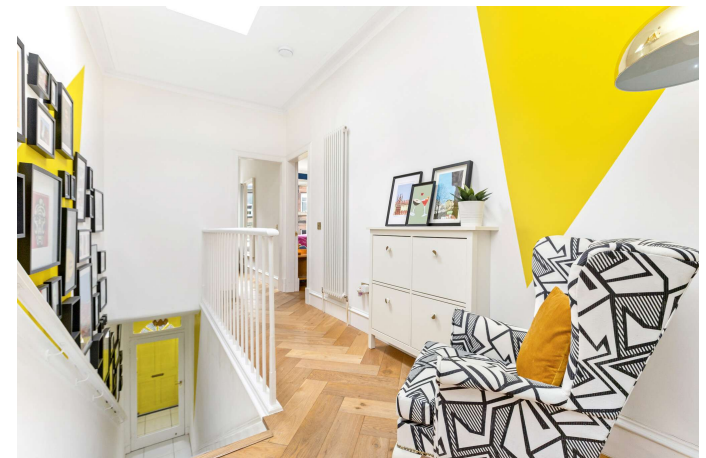
Significantly upgraded traditional upper villa, located within easy reach of the city centre, close to an abundance of amenities. This extremely appealing flat features comfortable, well planned and easily maintained accommodation, retaining a number of period features, yet boasting all the modern conveniences one could wish for. The main living area is open plan in design, with an abundance of natural light from a wide bay window to the front and a large twin window to the rear. Both bedrooms are doubles, and the lavishly appointed bathroom comes complete with a four piece suite including a free standing bath. Further benefits on offer include a spacious and welcoming central hall, gas central heating, double glazing and hardwood herringbone flooring.

Features

- Splendid Victorian main door upper villa in highly desirable location
- Excellent local amenities nearby
- Enticing opportunity for city professionals wishing to live close to the city centre but with easy access to open green spaces
- Modernised and upgraded to highest standard by current owners
- Immaculately presented interiors
- High specification, ultra-sleek kitchen with quality integrated appliances
- Two double bedrooms, with the primary having Sharps custom built fitted wardrobes
- Luxurious bathroom suite featuring a free standing bath and walk-in shower enclosure
- Gas central heating and double glazing
- Well tended private rear garden offering an ideal space for summer relaxation and outside entertaining

Extras

All blinds, oven, hob, dishwasher, fridge, freezer, washing machine and dryer. The bio-ethanol fire and some items of furniture may be available for separate negotiation.



Location

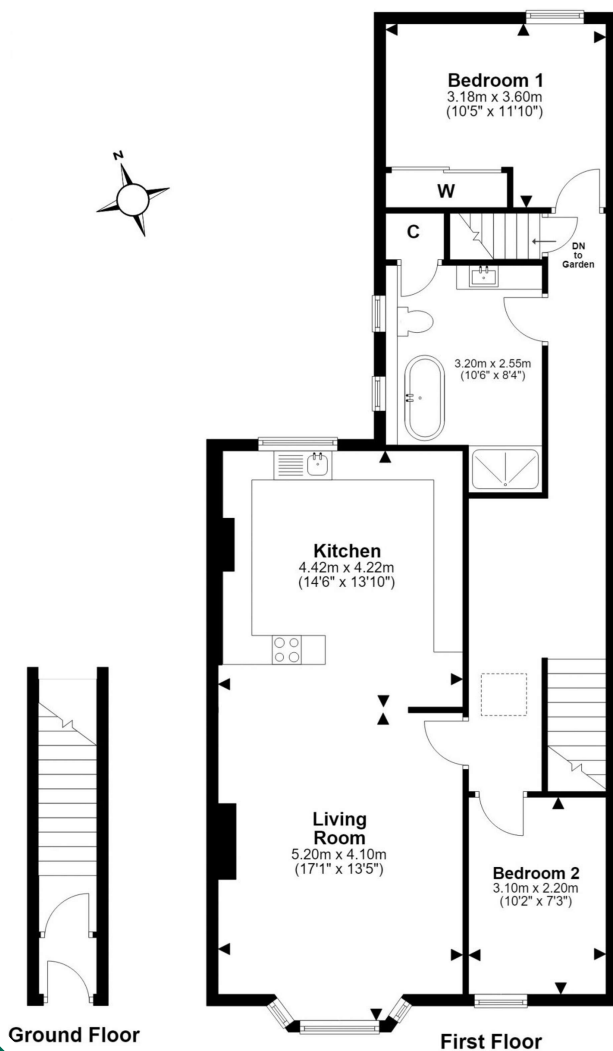
Willowbrae is a residential suburb located in the eastern part of Edinburgh. The neighbourhood of Willowbrae is known for its picturesque surroundings and green spaces, with many parks and recreation areas nearby such as beautiful Holyrood Park. The area is well-served for local amenities with a Morrisons supermarket within walking distance, Sainsbury's and Lidl at Meadowbank and ASDA at the Jewel. More extensive shopping is available at Fort Kinraid Retail Park, which is within easy reach. Historic Leith, Portobello and Musselburgh are only a few miles away offering a further choice of specialist shops and services. Several recreational facilities nearby include the open spaces of Arthur's Seat, Figgate Park and Duddingston Golf Course, as well as Portobello baths and beach promenade. Additionally, Abercorn Tennis Club (on Abercorn Crescent) and the Meadowbank Sports Centre nearby provides facilities for various sports activities. There is an efficient bus service running throughout the city and surrounding areas, and road links are very accessible out to the City Bypass and main motorway networks as well as Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing. Waverley Station is easily accessed by bus, on foot or by bike.

EPC Rating: D

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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.



1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

