



79 Willowbrae Road  
Duddingston, EH8 7EZ

**deans**   
Solicitors & Estate Agents LLP



## UPPER VILLA

- Living Room
- Kitchen
- Utility Room
- Three Bedrooms
- Bathroom
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



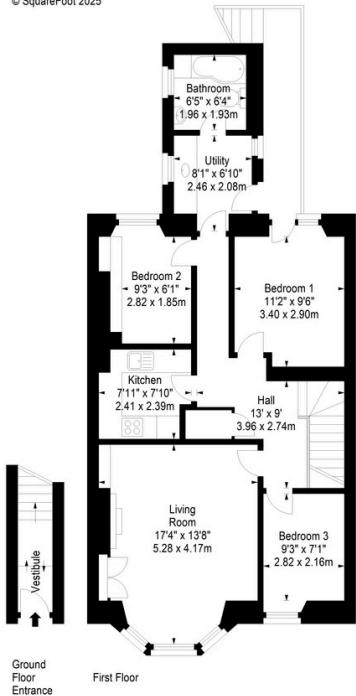
This well-presented, main-door upper villa is situated in the highly desirable Willowbrae area, to the east of Edinburgh's city centre. The property benefits from close proximity to a wide range of local amenities, including shops, cafés, and the Meadowbank Sports Centre, all within easy walking distance. Excellent transport links provide convenient access to the city centre and surrounding areas, while abundant green space—such as nearby Holyrood Park—offers a peaceful retreat just a short stroll away. The accommodation comprises; a welcoming entrance hallway, bright and spacious living room, separate kitchen, utility room, three bedrooms and a bathroom with shower over bath. Externally there is a private garden to the rear and free on-street parking is available in the area. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, oven, hob, hood, dish washer and light shades.



Willowbrae Road,  
Edinburgh,  
Midlothian, EH8 7EZ



Approx. Gross Internal Area  
848 Sq Ft - 78.78 Sq M  
For identification only. Not to scale.  
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**Disclaimer:** Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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