



6 ABERCORN COURT

Willowbrae, Edinburgh, EH8 7LP



1

Public Room



2

Bedrooms



1

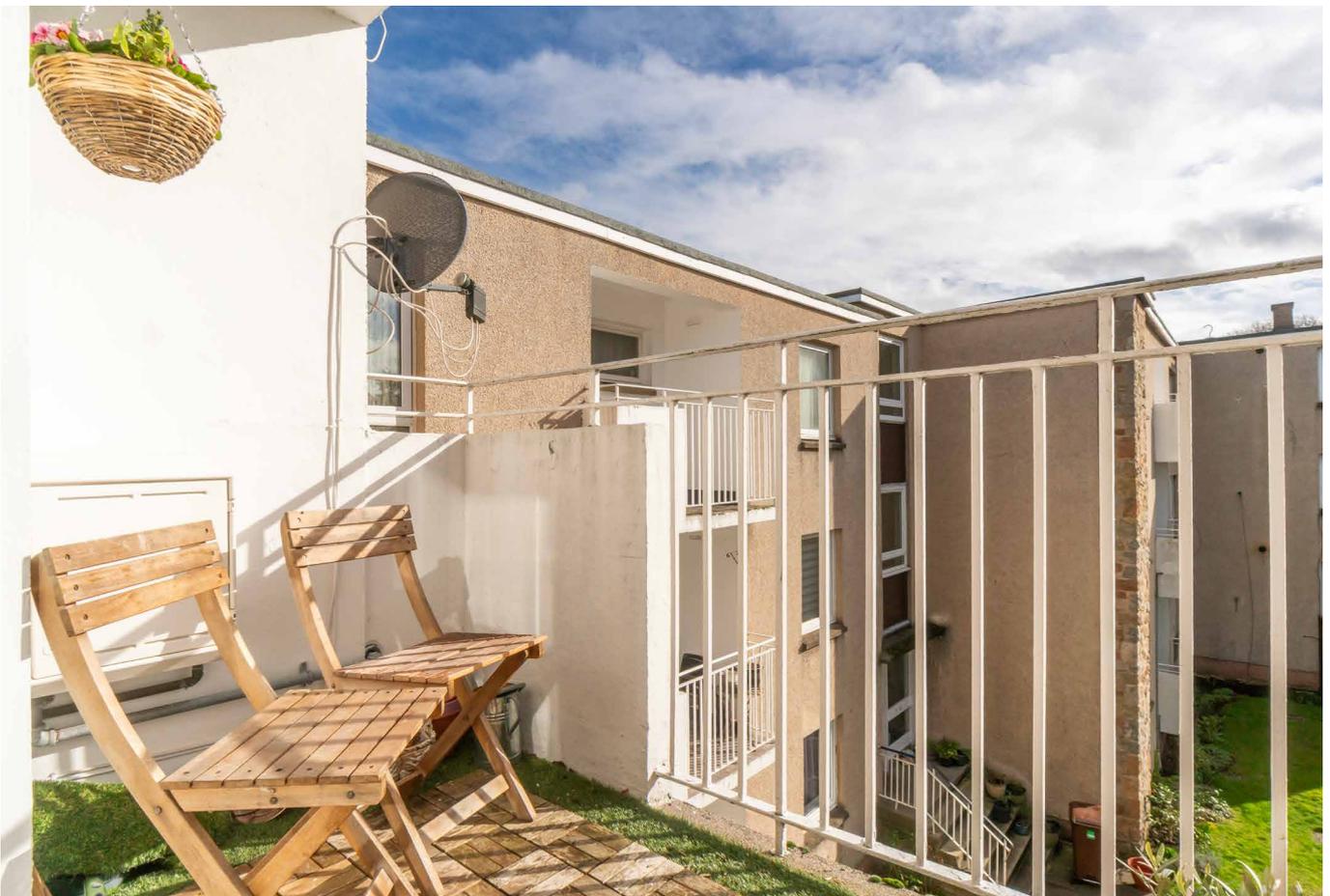
Bathroom



6 ABERCORN COURT

Part of an established residential development, this second-floor flat is an attractive home with two double bedrooms. It boasts bright and airy accommodation which is well-presented throughout, including a spacious living/dining room, a well-appointed kitchen, and a tiled bathroom. It has the added benefit of a sunny balcony and uninterrupted views over Edinburgh. Furthermore, this flat has rare advantage of a private garage for secure parking. Altogether, it is an ideal home for city professionals, couples, first-time buyers, and small families alike.

Situated in popular Willowbrae, the home has a highly desirable location too. It is within easy reach of Holyrood Park and Arthur's Seat, and is just a short drive from the sprawling sands of Portobello Beach. Regular bus links are a stroll away and schools are within easy walking distance as well. In addition, the area provides easy access to amenities too, with Meadowbank Shopping Park, Fort Kinnaird, and Craigmillar Shopping Centre all under a 10 minutes' drive away. Best of all, it is under 15 minutes to Edinburgh city centre, whether travelling by car or bus.







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EPC
RATING

D
COUNCIL
TAX BAND

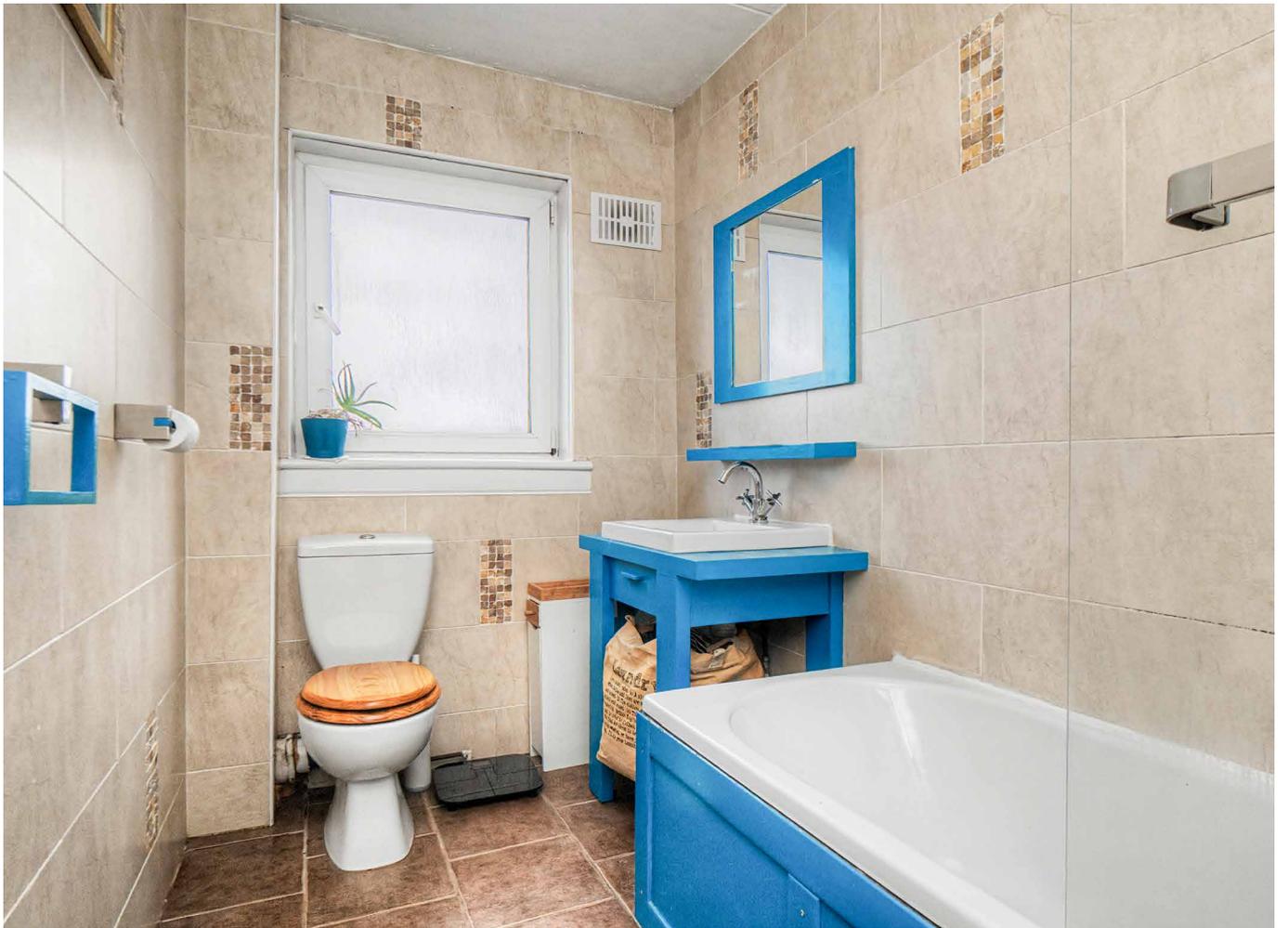
VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A well-presented second-floor flat
- Convenient location in Willowbrae
- Far-reaching elevated views
- Secure telephone-entry system
- Welcoming vestibule and central hall
- South-facing living/dining room
- Private, south-facing balcony
- Well-appointed, dual-aspect kitchen
- Two double bedrooms with dual-aspect windows
- Storage cupboards to the second bedroom
- 3pc bathroom with overhead shower
- Well-maintained communal gardens
- Private garage and a store









Extras: an integrated oven and gas hob, an undercounter fridge, a freezer, and a washing machine to be included in the sale.

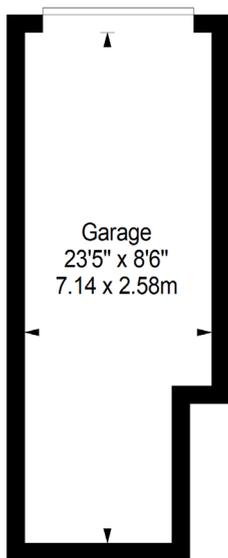
Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



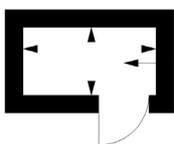
WILLOWBRAE, EDINBURGH

Situated at the foot of Holyrood Park, the tranquil residential area of Willowbrae lies just over two miles east of the city centre and boasts incredible far-reaching views over the Firth of Forth and the green hills of Holyrood Park. The area is home to a good range of minimarkets, independent retailers, and restaurants and pubs, with more extensive shopping facilities available in nearby Meadowbank Shopping Park and the city centre. Outdoor lovers are spoilt for choice with Holyrood Park, Arthur's Seat, and Calton Hill all on the doorstep, offering the perfect setting for a relaxing stroll or an invigorating hike with captivating panoramic views of the city and beyond. For the golf enthusiast, Craigenlinny, Portobello, and Duddingston golf courses are all within easy reach. Nearby Meadowbank Sports Centre offers unrivalled indoor and outdoor sports facilities, following a state-of-the-art refurbishment. Additional facilities can be found a short drive away at Portobello Swim Centre and the Royal Commonwealth Pool. Willowbrae falls in the catchment area for highly-regarded primary and secondary schools, as well as being ideally placed for some of the capital's finest independent schools. The area enjoys fantastic transport links, with day and night buses across the city. Waverley train station is just a short distance away and thanks to Willowbrae's close proximity to the A1, commuting from the area is swift and convenient.

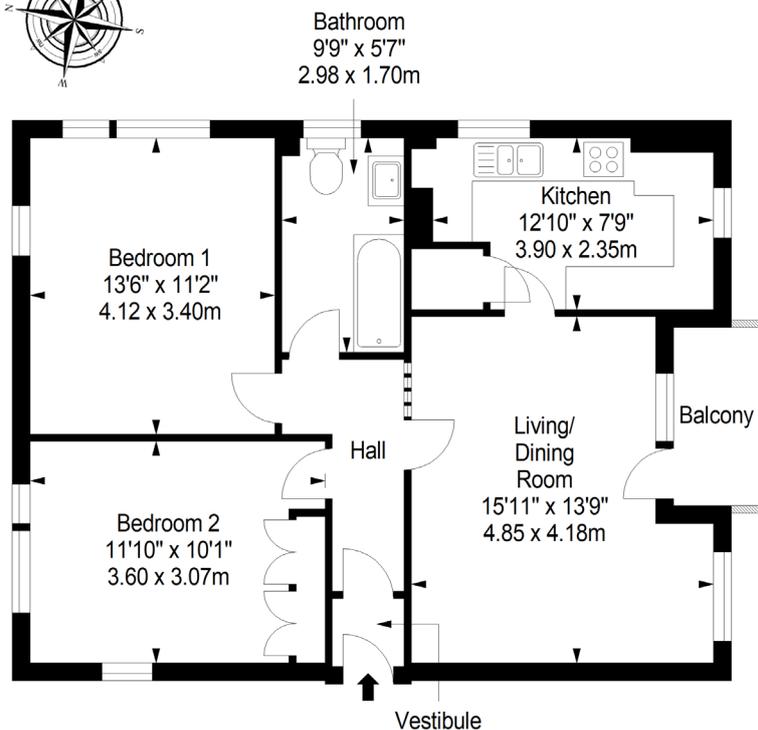
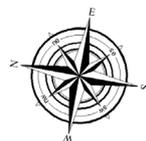
Garage
Approx. 17.4 sq. metres (187.3 sq. feet)



Store
Approx. 1.7 sq. metres (18.3 sq. feet)



Second Floor
Approx. 67.5 sq. metres (726.6 sq. feet)



Total area: approx. 67.5 sq. metres (726.6 sq. feet)

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.