



Flat 4, 14 Lady Nairne Place  
Willowbrae, EH8 7LZ

**Deans**   
Solicitors & Estate Agents LLP



## FIRST FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Balcony
- Shared Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – B



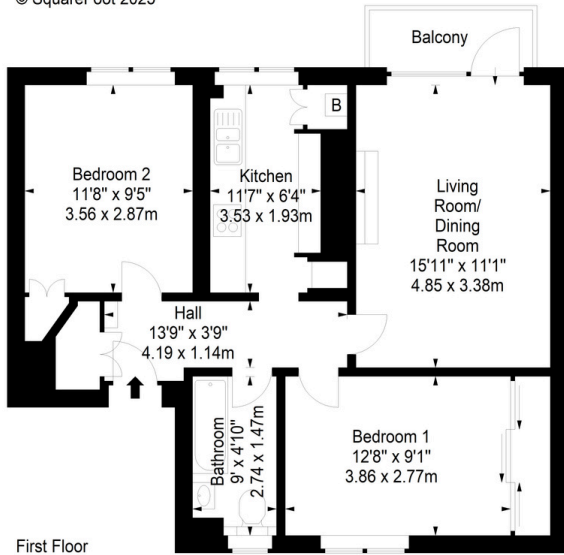
This spacious second floor flat is located in Willowbrae in East Edinburgh, within easy reach of local amenities and the city centre. Lovely outdoor space is available nearby at Holyrood Park and Arthur's Seat. The accommodation comprises; spacious living room/dining room with door to balcony, modern, separate kitchen, two good-sized double bedrooms and shower room. There is a shared garden to the rear and free on-street parking in the area. The property is fully double glazed and has gas central heating with an electric heater in the living room. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine and lightshades. All appliances are sold as seen with no warranty provided.



**Lady Nairne Place,  
Edinburgh, EH8 7LZ**



Approx. Gross Internal Area  
677 Sq Ft - 62.89 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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