



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**5/4 Willowbrae Road**

Willowbrae, Edinburgh, EH8 7DB

# 5/4 Willowbrae Road

Offering airy, light-filled accommodation, all presented with neutral décor and modern fixtures and fittings, this two-bedroom flat is situated on the second floor of a traditional building in the Willowbrae area of the city. The flat enjoys enviable close proximity to excellent amenities, such as shops, Meadowbank Sports Centre (a short walk away), transport links connecting across the city and further afield, a wealth of green space, with Holyrood Park just a short stroll away, and the heart of the city centre.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



## Property Summary

- Traditional second-floor flat in Willowbrae
- Attractive, modern interiors and neutral décor
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Airy living room with open views
- Modern dining kitchen
- Two bedrooms (one with a built-in wardrobe)
- Stylish bathroom with rainfall shower-over-bath
- Access to a shared garden
- Unrestricted on-street parking close by
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £205,000







Airy, light-filled  
accommodation, all  
presented with neutral  
décor and modern fixtures  
and fittings







Access to a shared garden  
and unrestricted on-street  
parking close by





Let us help you find your next  
**dream property!**



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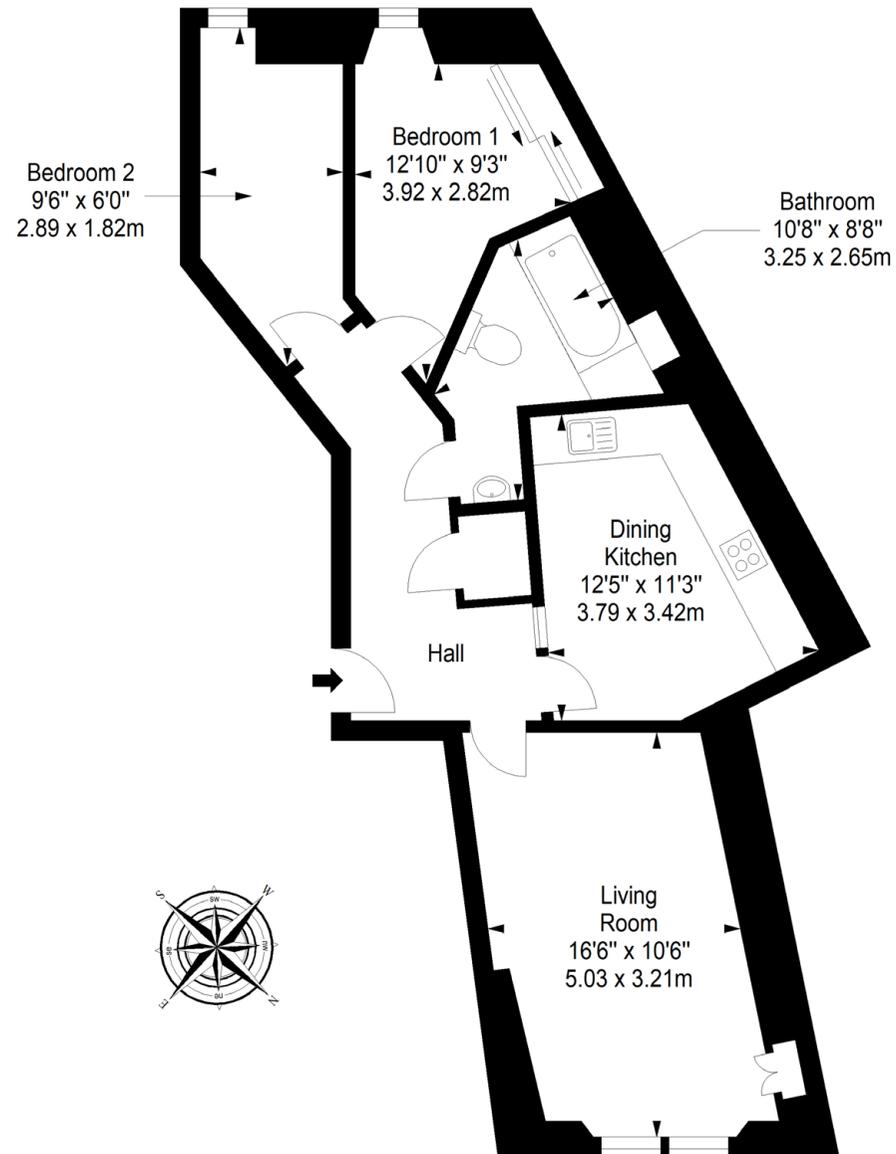
 **CHARTERED FIRM**

**DISCLAIMER**

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. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.

**Second Floor**  
Approx. 58.5 sq. metres (629.7 sq. feet)



Total area: approx. 58.5 sq. metres (629.7 sq. feet)