



1/2 Lady Nairne Place
Edinburgh, EH8 7LZ

A

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Willowbrae is an extremely popular residential area located to the east of the city centre. Within easy reach there is a Morrison's Superstore, Tesco Metro, an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park and Meadowbank Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Waverly and Brunstane railway stations connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College, Queen Margaret University and Edinburgh University. Leisure and recreational facilities are provided for by Meadowbank Sports Centre, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. Arthur's Seat, Figgate Park, Portobello Promenade and Beach are great for a relaxed stroll.

DESCRIPTION

1/2 Lady Nairne Place is a well proportioned, one bedroom ground floor flat situated on a quiet residential street located close to the scenic Holyrood Park and Arthurs' Seat. Entered through a communal stair, the accommodation comprises: welcoming entrance hall with cupboard; generous living / dining room with patio doors leading to private patio; well-equipped kitchen with base and wall mounted units; bright and spacious double bedroom with built-in wardrobes; contemporary bathroom with shower over bath. Further benefits include: gas central heating; double glazing; shared drying green; private rear patio; unrestricted on street parking; excellent local amenities and great transport links. The EPC Rating is band C

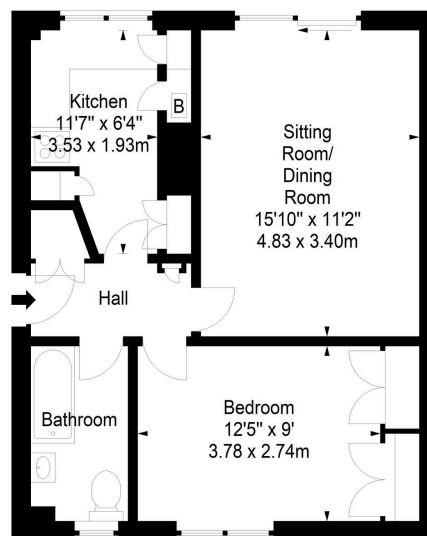
COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

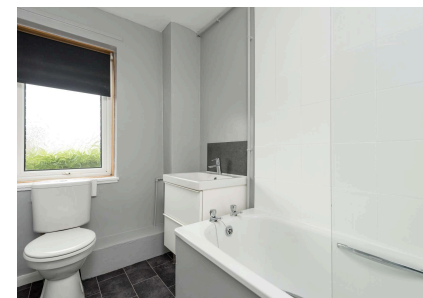
Lady Nairne Place,
Edinburgh,
Midlothian, EH8 7LZ



Approx. Gross Internal Area
513 Sq Ft - 47.66 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



A ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk



zoopla
rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565