



7/4 Lady Nairne Crescent
WILLOWBRAE | EDINBURGH | EH8 7PE


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Set on a quiet street, moments from Holyrood Park and Arthur's Seat, excellent amenities and quick transport links is this fully renovated upper villa. The property boasts a brand new kitchen, bathroom and carpets and has been freshly decorated. Further benefits include double glazing, gas central heating, a private rear garden and free on street parking.

The accommodation comprises a welcoming entrance hallway with a deep storage cupboard, a bright lounge with picture window, generous dining space and access to the balcony with a pleasant outlook, a new contemporary kitchen with attractive units, two well-proportioned double bedrooms (master with built in wardrobe) and the flat is completed by a stylish new bathroom with shower over bath. Externally there is a large, fully enclosed private garden to the rear with a decked area ideal for al fresco entertaining.

- Top floor villa on quiet street
- Moments from Holyrood Park and Arthur's Seat
- Immaculate and fully renovated apartment
- Private garden and free on street parking
- Brand new kitchen and bathroom
- Freshly carpeted and decorated
- Welcoming hallway with good storage
- bright lounge with balcony
- New fitted kitchen
- Two well-proportioned bedrooms
- Stylish new bathroom

Council Tax: C , Energy Rating: C

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

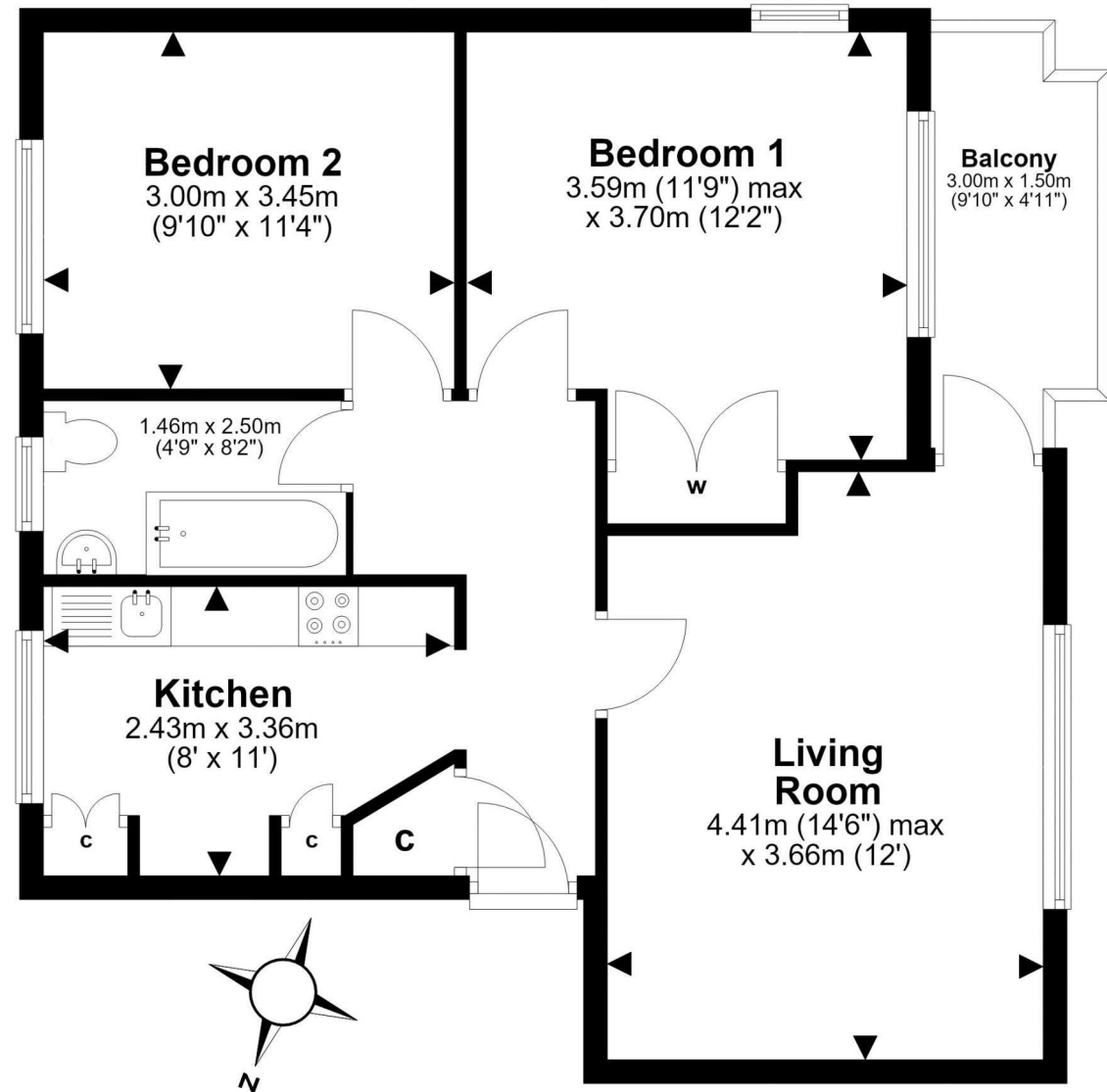
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Fixtures and fittings, blind, and all white goods to be included in the sale

Nestled at the foot of majestic Arthur's Seat, with the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the northeast, residents of Duddingston have some of the capital's most outstanding natural landscapes and views right on their doorstep. The area offer a range of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club or Portobello Golf Course. The area is served by fantastic local services and amenities, particularly on nearby Portobello High Street, which is lined with an array of traditional shops and businesses, plus several thriving cafes, pubs and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), the property is within the catchment area for excellent local schools. Its close proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.