



84 Willowbrae Avenue,
Edinburgh, EH8 7HU



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Charming main door lower villa offering bright and spacious accommodation in the ever-popular Willowbrae district, just to the east of Edinburgh city centre. The property benefits from gas central heating, double glazing, ceiling cornicing, exclusive rear garden and extensive cellar space.

The accommodation includes an entrance vestibule with tiled floor leading to the L-shaped hall with storage cupboard. The lovely lounge has bay window to the front with panelling and feature fireplace. The kitchen has window to the rear, ample space for dining and is fitted with a range of modern base and wall units and quartz worktops with integrated hob, oven, dishwasher and fridge/freezer. There is a utility room with storage cupboard, window and door to the rear which is fitted with a range of base and wall units with Belfast sink and the washing machine and fridge/freezer to remain. There are two good sized double bedrooms and completing the accommodation is the beautifully appointed bathroom with window to the rear fitted with a three piece suite with shower over the bath.

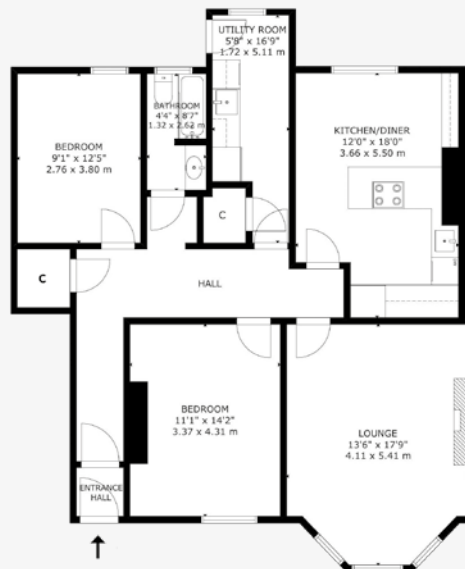
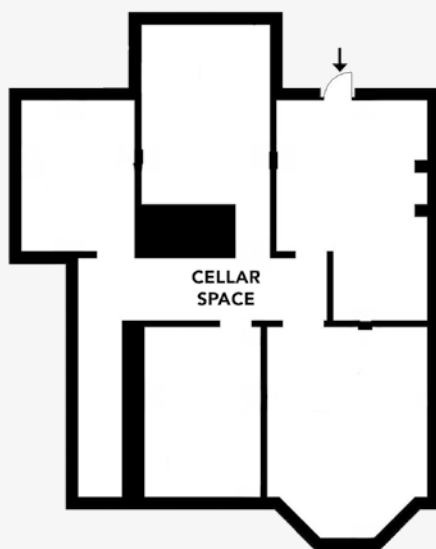
Externally, to the rear there is an enclosed garden. There is also a front garden which has established shrubs. The property also benefits from an extensive cellar space accessed from a door in the rear garden.

Early viewing of this lovely, bright and spacious property is essential.

Area Description

Lying to the east of the city centre and around 2 miles from Princes Street, Willowbrae is both popular and convenient. There are a wealth of local shops along with Meadowbank Retail park with a Sainsbury supermarket along with other national retailers including a Morrisons within walking distance. At the end of the street, a gate from Lilyhill Terrace leads to Holyrood Park. Lochend Loch is also within walking distance as is Meadowbank Stadium. There are excellent bus and road links into the city centre.





Accommodation

Lounge:	4.11m x 5.4m	(13'6" x 17'9")
Kitchen/Diner:	3.66m x 5.49m	(12' x 18')
Utility Room:	1.73m x 5.1m	(5'8" x 16'9")
Bedroom 1:	3.38m x 4.32m	(11'1" x 14'2")
Bedroom 2:	2.77m x 3.78m	(9'1" x 12'5")
Bathroom:	1.32m x 2.62m	(4'4" x 8'7")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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