



22/3 Lady Nairne Loan
WILLOWBRAE | EDINBURGH | EH8 7NN


warners
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Well-presented two-bedroom first floor flat within a prime area and within close proximity to an excellent range of amenities in Leith, Portobello and the City Centre alike. This property would make an excellent first purchase or buy to let investment and offers a low maintenance flat in a highly sought after area. The property comprises an entrance hall with secure entry system and storage cupboard, a living room with dining area, gas fire, fireplace and private balcony. The separate and fully fitted kitchen currently comprises a gas hob, oven and fan, washing machine and fridge/freezer. There is also two well -proportioned bedrooms, one with built in storage and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from a shared garden with a storage shed and has on-street parking.

- Entrance hall with storage and secure entry
- Fully fitted kitchen
- Living room with private balcony
- Bathroom with shower over the bath
- Two well-proportioned bedrooms
- Shared rear garden and on-street parking

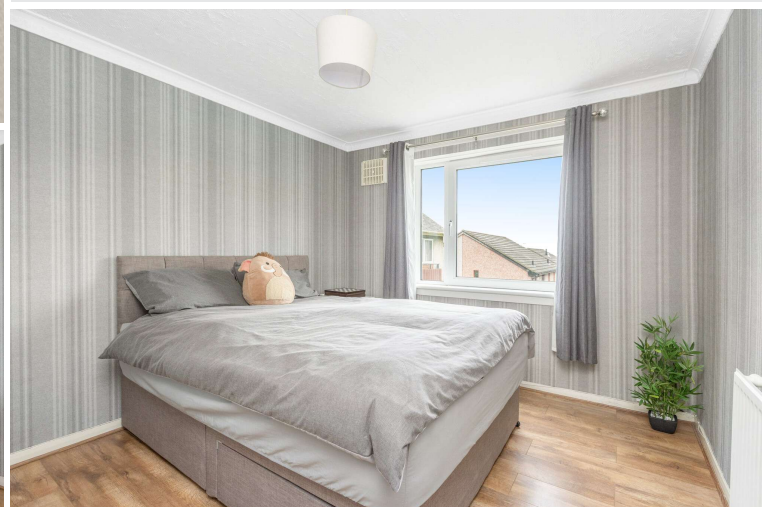
Energy Rating C. Council Tax band B.

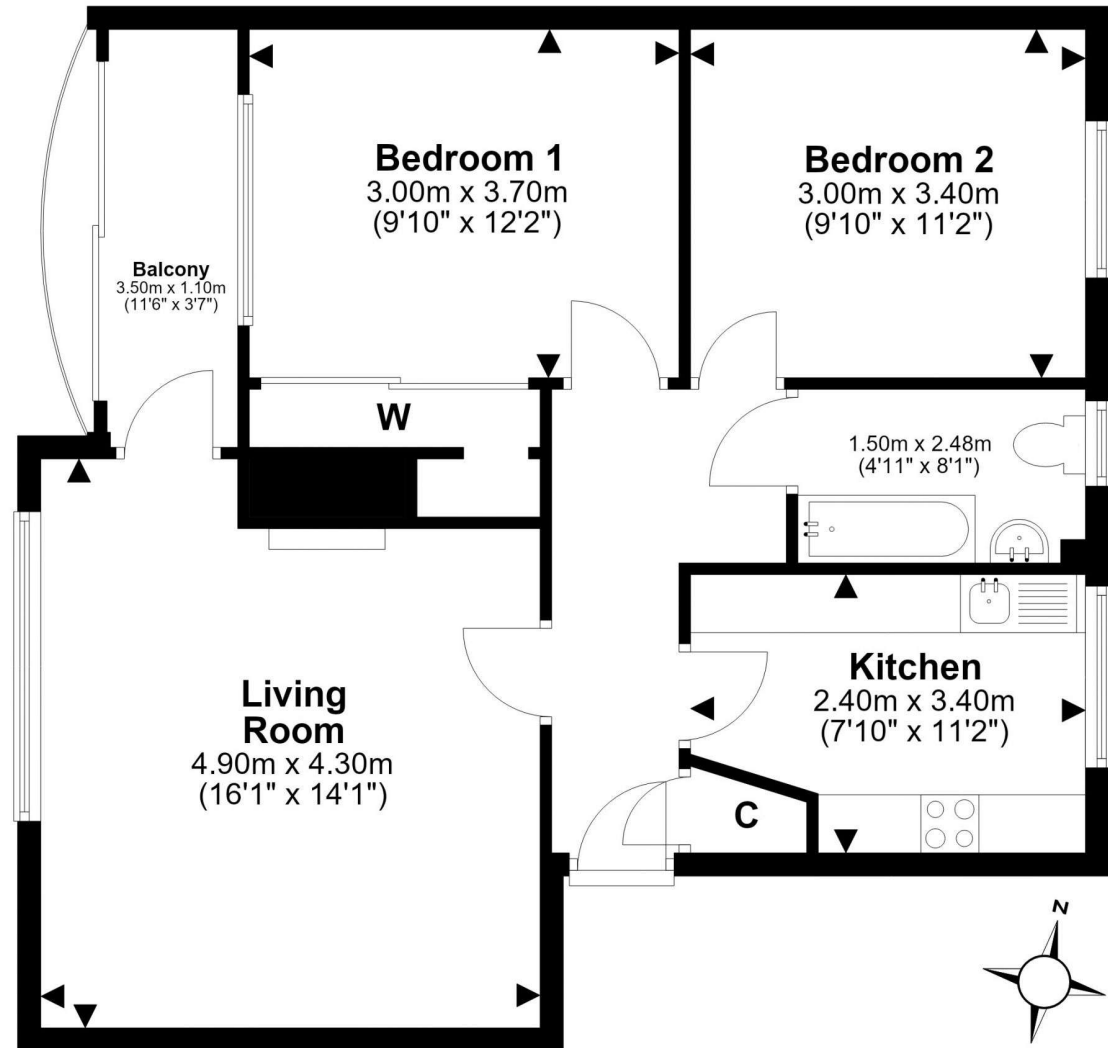
Included in the sale will be all curtains, the washing machine, fridge, two double beds, two large wardrobes and one small wardrobe.

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



The highly regarded Willowbrae area of Edinburgh lies to the east of the city centre, close to Holyrood Park and Arthur's Seat, which offer a great choice of scenic walks and fabulous views across the city. There is an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore at Portobello Road and further facilities at the nearby Meadowbank Retail Park. A French bakery is a 5-minute walk away. For outdoor and sport enthusiasts, the refurbished Meadowbank Sports Centre is close at hand and boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. In addition, there are great facilities at the Royal Commonwealth Pool and Portobello Baths. Scenic walks can be taken in Holyrood Park and along nearby Portobello Beach, and there are golf courses at Duddingston and Craighentinny. An efficient public transport network operates to most parts of the town and surrounding areas, with the east end of Princes Street just a short bus ride away and there's easy access to the A1 and City Bypass.





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.