



Thorntons
The right way to move

110/9, Willowbrae Road,
Edinburgh EH8 7HW





Summary

This well-proportioned two-bedroom second floor flat is situated within the established Willowbrae area of Edinburgh, offering spacious and versatile accommodation ideally suited to professionals, couples, downsizers or investors. Conveniently positioned for a wide range of local amenities, green spaces and transport connections, the property also enjoys good access to Edinburgh City Centre and the popular seaside district of Portobello. Extending to approximately 78 Sq M / 838 Sq Ft, the accommodation comprises an entrance hallway with storage, a generous sitting room with attractive fireplace, separate kitchen/dining room, two well-proportioned bedrooms, an en-suite and a main bathroom. The property further benefits from gas central heating, double glazing, attractive communal gardens and residents' parking with two permits.

Features

- Spacious two bedroom second floor flat
- Popular and convenient Willowbrae location
- Welcoming hallway with storage
- Generous sitting room
- Separate kitchen/dining room
- Two well-proportioned bedrooms
- Principal bedroom with en-suite
- Separate main bathroom
- Attractive communal gardens
- Residents' parking with two permits
- Gas central heating and double glazing
- EPC C

Room Measurements

Sitting Room: 14'10" x 14'5" (4.52m x 4.39m)

Kitchen / Dining Room: 15'5" x 12'5" (4.70m x 3.78m)

Bedroom 1: 15'0" x 11'9" (4.57m x 3.58m)

En-Suite: 6'4" x 5'4" (1.93m x 1.61m)

Bedroom 2: 14'0" x 10'6" (4.26m x 3.21m)

Bathroom: 7'1" x 6'4" (2.16m x 1.93m)

Hall: 16'0" x 5'10" (4.87m x 1.78m)



This well-proportioned two-bedroom flat is situated within the established Willowbrae area of Edinburgh.







Access to some of Edinburgh's best-known green and coastal spaces makes Willowbrae an attractive residential location.

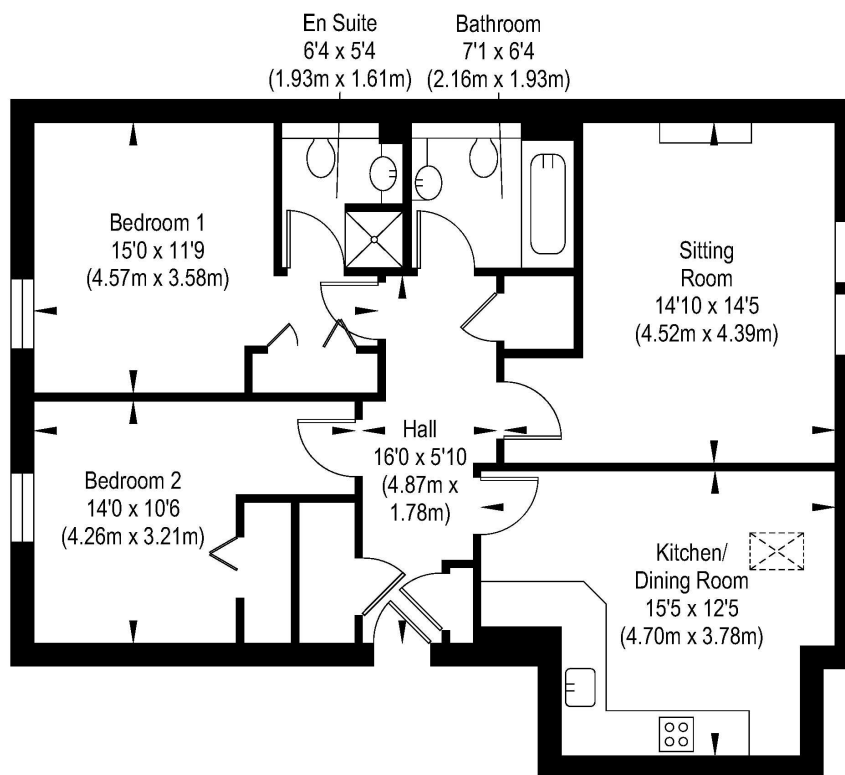


Floorplan



Approx. Gross Internal Floor Area 78 Sq M / 838 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 www.planography.co.uk

Thorntons

The right way to move



Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10
3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath,
DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19
2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore,
Dundee DD1 4BJ
01382 200099
dundeaea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2
0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott
Drive, Inverness, IV2 3BW
01463 383977
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@ThorntonsProperty



@ThorntonsPS