



54 (3F1 or Flat 5) Willowbrae Road,
Edinburgh, EH8 7HA



54 (3F1 or Flat 5) Willowbrae Road, Edinburgh, EH8 7HA

Occupying a desirable top floor position within a traditional tenement in the highly sought-after Meadowbank district, this beautifully presented two-bedroom flat enjoys stunning rooftop views towards the Firth of Forth and offers bright, spacious accommodation throughout.

The property retains a wealth of striking original features, including natural wood doors, facings and skirtings, elegant ceiling cornicing and a decorative ceiling rose, perfectly blended with modern comforts such as gas central heating (boiler installed 2022) and double glazing.

The welcoming entrance hall provides access to two useful storage cupboards and a large box room, complete with a double bed deck, offering excellent flexibility for home working, storage or occasional guest accommodation. To the front, the impressive bay-windowed lounge enjoys lovely views and an abundance of natural light. To the rear, the generously proportioned dining room offers ample space for both living and dining furniture and benefits from two additional storage cupboards.

The kitchen is fitted with a range of base and wall-mounted units, with white goods available by separate negotiation. There are two spacious double bedrooms and a bright bathroom featuring a three-piece white suite with shower over the bath.

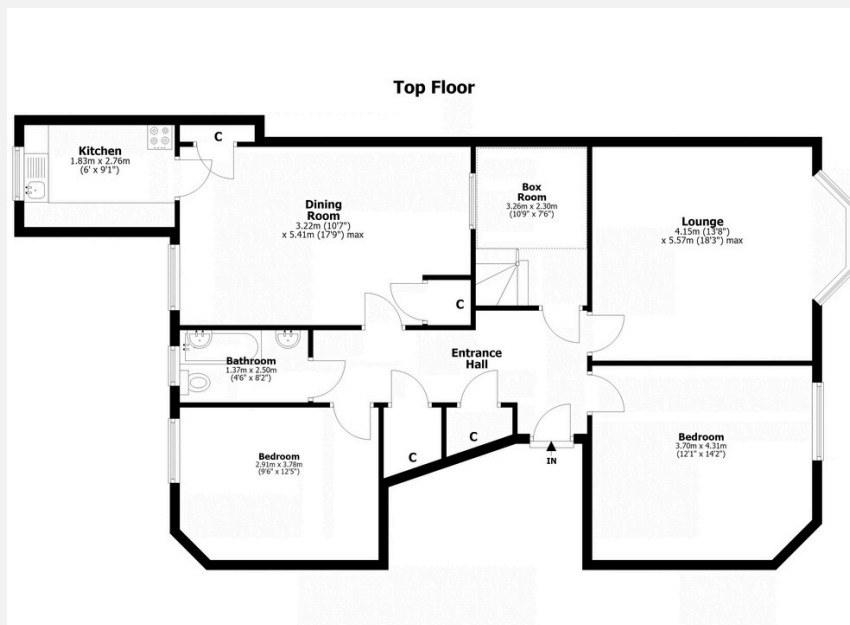
Further benefits include a well-tended shared rear garden and a prime location close to excellent local amenities, transport links and Edinburgh city centre.

A particularly bright and spacious home, offering charm, character and wonderful views in a highly desirable setting, early viewing is essential to fully appreciate this outstanding property.

AreaDescription

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 withing 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:	5.56m x 4.17m (18'3" x 13'8")
Dining Room:	5.4m x 3.23m (17'9" x 10'7")
Kitchen:	2.77m x 1.83m (9'1" x 6')
Bedroom 1:	4.32m x 3.68m (14'2" x 12'1")
Bedroom 2:	3.78m x 2.9m (12'5" x 9'6")
Box Room:	3.28m x 2.29m (10'9" x 7'6")
Bathroom:	2.5m x 1.37m (8'2" x 4'6")

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.**

For more information or to register your interest, please contact:

Aberdein Considine

40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ
0131 222 9000

edi@acandco.com
acandco.com

Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. Photographs: Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property



Aberdein Considine