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Offers Over
£250,000

118/6 Willowbrae Road

Willowbrae | Edinburgh | EH8 7HW

Fantastic opportunity to acquire this well-proportioned two-bedroom second floor flat, ideally positioned within a quiet residential development in the popular Willowbrae area. Benefiting from two residents' parking permits and well-presented communal gardens, whilst being conveniently located close to excellent local amenities and transport links, the property offers comfortable and flexible accommodation and is ideally suited to couples and professionals.

-  2 bedrooms
-  2 public rooms
-  2 bathrooms
-  Shared garden
-  Residents' permit parking
-  EPC Band - C
-  Council Tax Band - E



Description

A welcoming entrance hallway provides access to the accommodation and benefits from useful integrated storage provisions. The bright and airy lounge enjoys a pleasant outlook and features an electric fireplace, creating an attractive focal point. The fully fitted kitchen/diner is equipped with a range of integrated appliances which are included in the sale and benefits from partial tiling to the splash areas and a Velux window providing additional natural light. There is ample space for a dining table and chairs, making this a practical space for everyday meals and entertaining. The good-sized principal double bedroom benefits from an integrated double cupboard and access to a useful en-suite shower room. The en-suite features a partially panelled surround and single shower. Bedroom two is another comfortable double room with an integrated double wardrobe and ample space for a range of freestanding furniture. The main bathroom is partially tiled and currently fitted with a bath. The room may benefit from some modernisation, offering an opportunity for a purchaser to update and create a bathroom to their own taste.



Further benefits include gas central heating, double glazing and secure door entry.

Factor fees are payable of approximately £250 - £350 per quarter.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Gardens & Parking

Externally, the property benefits from well-presented communal garden grounds together with two residents' parking permits.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





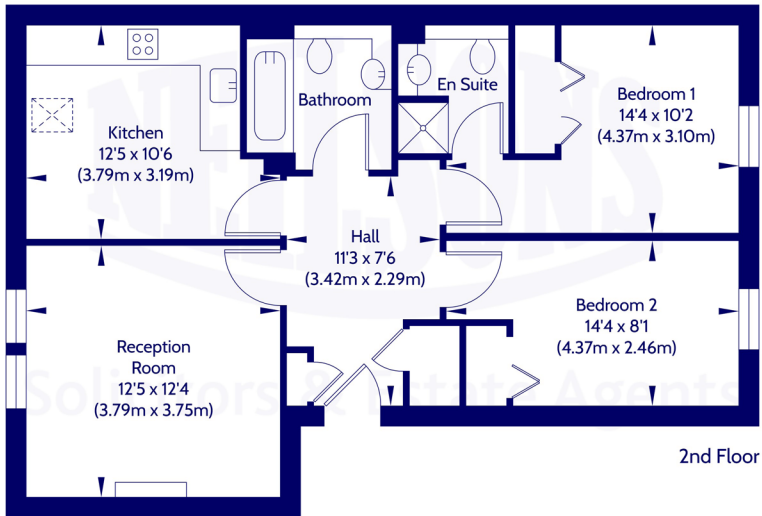
Location

Willowbrae Road enjoys a superb location in the capital's sought after Willowbrae area, to the east of Edinburgh's city centre. Located close to Holyrood Park and Arthur's Seat, the area boasts local shops and services within easy walking distance, including a nearby *Morrisons*. Excellent local bus services provide swift access to the city centre and surrounding areas, including Edinburgh's popular seaside district, Portobello. Well-regarded local schooling is available from nursery to secondary level and a wide choice of sporting and recreational facilities can be found close by, including the international standard Meadowbank Sports Centre.





Approx. Gross Internal Floor Area 65 Sq M / 705 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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