



64 Willowbrae Road, Edinburgh, EH8 7HA

Bright & spacious two-bedroom main door flat with private garden, close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

64 Willowbrae Road is a bright & spacious two-bedroom main door flat with private front and rear gardens, situated in the popular Willowbrae area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property could now benefit from upgrading throughout and offers great potential.

Entrance hall; bright sitting room with fireplace and bay window overlooking the front garden; spacious dining room to the rear leading to the kitchen; fitted kitchen with wall & base units and appliances, with direct access to the private rear garden; two double bedrooms; and a shower room.

ACCOMMODATION

Entrance hall. Sitting room. Dining Room. Kitchen. Two double bedrooms. Shower room.

Gas central heating. Sash and case windows. Private front and rear gardens. On-street parking is available nearby.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

LOCATION

Willowbrae Road is situated in the popular area of Willowbrae, which lies a short distance to the east of the city centre. The area is well-served for local amenities as well as a Sainsbury's at Meadowbank and Morrison's with a garage, and more extensive shopping is available at Fort Kinnaird Retail Park, which are all within easy reach. Historic Leith, Portobello and Musselburgh are only a few miles away offering a further choice of specialist shops and services. Several recreational facilities nearby include the open spaces of Holyrood Park, Arthur's Seat and Duddingston Golf Course, as well as Portobello baths and beach promenade. Catchment schools in the area include Parsons Green Primary, St Ninians's RC Primary School, Portobello High and Holyrood RC High, with the University of Edinburgh's Moray House Campus within walking distance, Edinburgh College (Jewel & Esk campus) and Queen Margaret University campus nearby. There is an efficient bus service running throughout the city and surrounding areas, and road links are very accessible out to the City Bypass and main motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing. Waverley Station is easily accessed by bus, on foot or by bike.

INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **D**

The property has an Energy Rating Category **D**

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Edinburgh, EH8 7HA



Approx. Gross Internal Area
954 Sq Ft - 88.63 Sq M
Store
Approx. Gross Internal Area
25 Sq Ft - 2.32 Sq M
For identification only. Not to scale.
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