



Willowbrae

12 (2f2) Willowbrae Road, Willowbrae
EH8 7DB

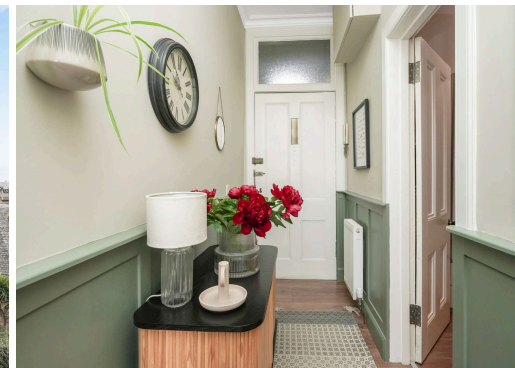


Second Floor Flat - Buzzer 2F2

OFFERS OVER £175,000

- Welcoming hallway
- Stylish living room
- Modern kitchen
- Double bedroom
- Chic bathroom
- Box room

- Gas central heating
- Shared rear garden
- Plentiful on street parking in the surrounding area
- Stylish decor
- Close to the open spaces of Holyrood Park, Arthurs Seat & Salisbury Crags
- Ideal first-time purchase



Open viewing on Sunday from 2pm - 4pm
or by appointment call Beveridge & Kellas
on 0131 554 6321



Viewing is highly recommended of this exceptionally well-presented 2nd floor flat situated within a popular residential area. The property is conveniently situated to take advantage of good public transport services giving quick access to the City Centre and surrounding areas. A choice of shopping facilities is available including Morrisons and Meadowbank Retail Park. Local recreational facilities include Holyrood Park, as well as Portobello Beach and Promenade. Schooling can also be found locally at both primary and secondary level.

Accessed via a secure shared stairwell, the flat opens to a welcoming hallway with an entry phone handset, wood panelling and most of the accommodation off. The living room is situated to the front and has built-in shelving and storage, electric powered fire in the style of a wood burner, built-in storage cupboard and the kitchen off. The modern kitchen enjoys a tiled floor, partially tiled walls, base and wall units, integrated oven with gas hob, fridge freezer and a freestanding washing machine. To the front of the flat is a bright double bedroom. A handy boxroom is accessed via the hall and is currently utilised as a walk-in wardrobe but would also make an ideal home office space.

Completing the accommodation is a chic front facing bathroom with tiled floor, partially tiled walls, bath with overhead mains powered shower unit, WC, wash hand basin and a heated towel rail.

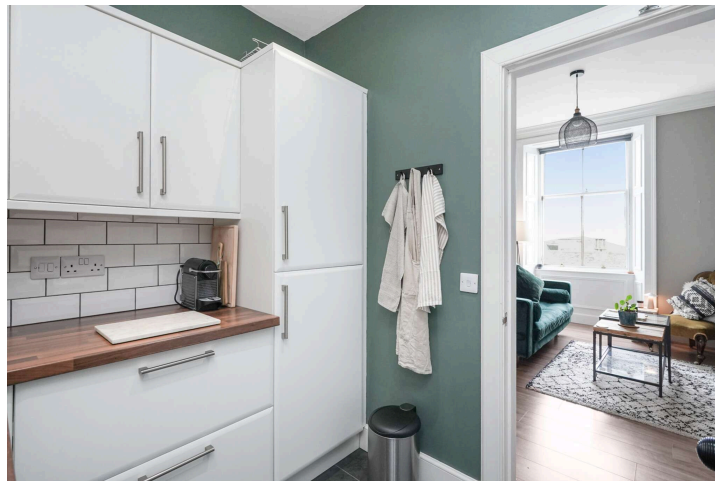
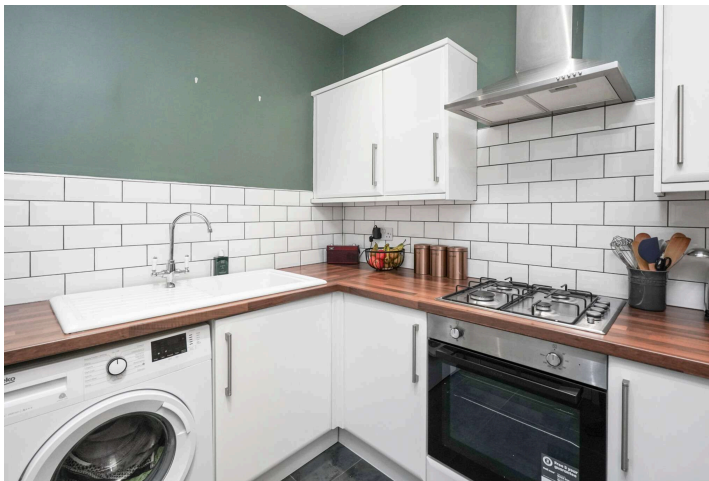
Additional benefits include gas central heating, a communal rear garden, on street parking in the surrounding area.

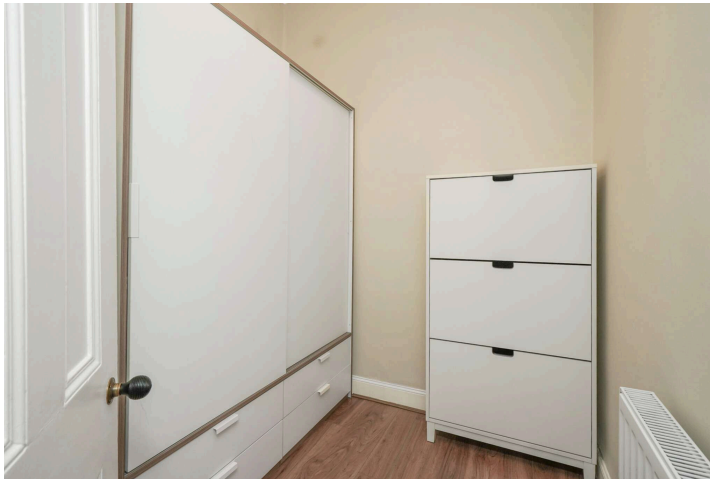
EXTRAS

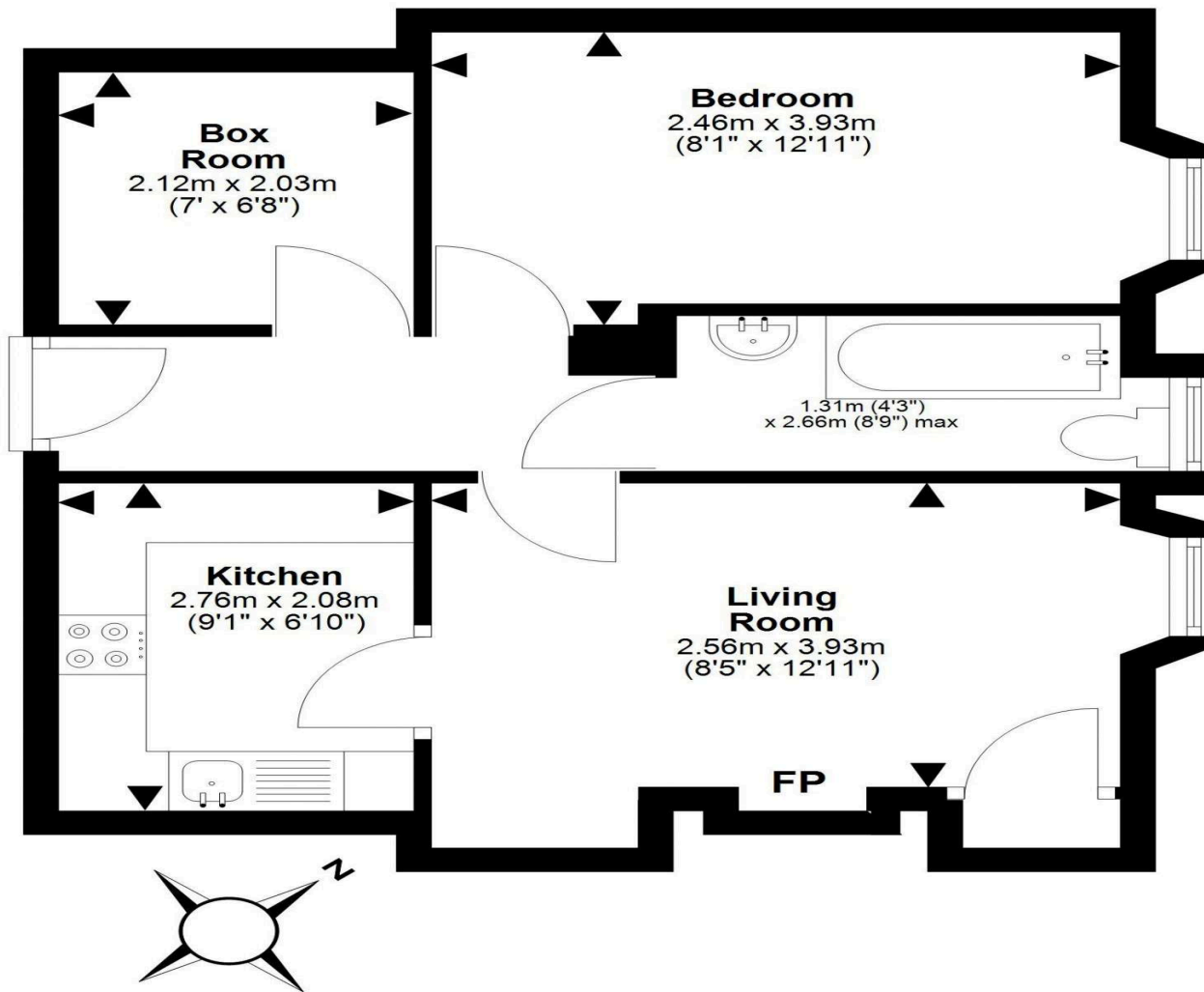
Extras to include all aforementioned white goods, curtains, blinds and light fittings (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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