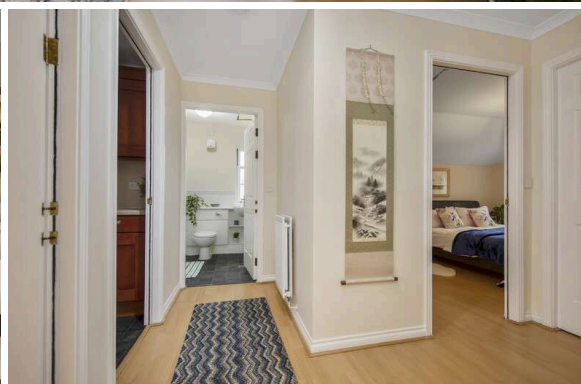




120/7 Willowbrae Road  
WILLOWBRAE | EDINBURGH | EH8 7HW

  
**warners**  
solicitors & estate agents





## 120/7 Willowbrae Road

WILLOWBRAE | EDINBURGH | EH8 7HW

Nestled in a quiet residential development set back from Willowbrae Road is this well-presented top floor apartment. Surrounded by manicured communal grounds and ample resident's parking the property boasts panoramic views, double glazing and gas central heating and would make an ideal buy moments from Arthur's Seat.

The accommodation comprises a welcoming entrance hallway with deep storage cupboards, bright twin windowed lounge with feature fireplace, contemporary kitchen with attractive units and generous dining space, master bedroom with built-in wardrobe and elegant en-suite shower room, second well-proportioned double bedroom with further built-in wardrobe and the flat is completed by a stylish main bathroom with shower over bath.

- Modern apartment close to Arthur's Seat
- Ample resident's parking
- Manicured communal grounds
- Welcoming hallway with storage
- Bright twin windowed lounge
- Contemporary kitchen with dining space
- Two double bedrooms
- Two bathrooms
- GCH & DG

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



EPC rating C.

The highly regarded Willowbrae area of Edinburgh lies to the east of the city centre, close to Holyrood Park and Arthur's Seat, which offer a great choice of scenic walks and fabulous views across the city. There is an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore at Portobello Road and further facilities at the nearby Meadowbank Retail Park. For outdoor and sport enthusiasts, the recently refurbished Meadowbank Sports Centre is close at hand and boasts a gym, caf , outdoor football pitch, athletics track and a choice of fitness studios. In addition, there are great facilities at the Royal Commonwealth Pool and Portobello Baths. Scenic walks can be taken in Holyrood Park and along nearby Portobello Beach, and there are golf courses at Duddingston and Craighentigny. Schooling is well represented from nursery to senior level and the central universities are within easy reach. An efficient public transport network operates to most parts of the town and surrounding areas, with the east end of Princes Street just a short bus ride away and there's easy access to the A1 and City Bypass.

