



162 Willowbrae Road, Edinburgh, EH8 7JD

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Welcome to Willowbrae Road, this bright and spacious three bedroom semi detached villa offers excellent modern day family living, boasting a corner plot with the most wonderful panoramic views. The property has been finished to a high standard by the current owner having refurbished to include newly fitted kitchen and bathroom along with newly fitted carpets. The property is ideally located in the sought-after residential area of Willowbrae close to many local amenities and quick transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Covered terrace, hatch to cellar area.
- Entrance vestibule.
- Reception hallway understairs cupboard and laundry cupboard.
- Open plan bright and spacious living and dining room, bay window to the front.
- Newly fitted stylish kitchen equipped with a range of wall and base units along with integrated appliances, dining area/family area offers direct access to the rear garden.
- Master bedroom rear facing with en-suite shower room.
- Front facing double bedroom boasting wonderful panoramic views.
- Double bedroom located on the ground floor with lovely open views.
- Newly fitted luxury bathroom located on the ground floor comprising WC, wash hand basin, walk in shower and free standing bath.
- Gas central heating and double glazing.
- Alarm system.
- Private gardens to the front, side and to the rear.
- On street parking.



## Location

The highly regarded Willowbrae area of Edinburgh lies to the east of the city centre. 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 the sports conscious, The Royal Commonwealth Pool, Portobello Baths and Arthur's Seat and the exciting new Meadowbank Stadium are conveniently close. 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. In the other direction Portobello beach is also a 10 minute bus journey away. The beautiful Holyrood Park is just a short walk away. The city bypass and main motorway networks are also within easy reach.

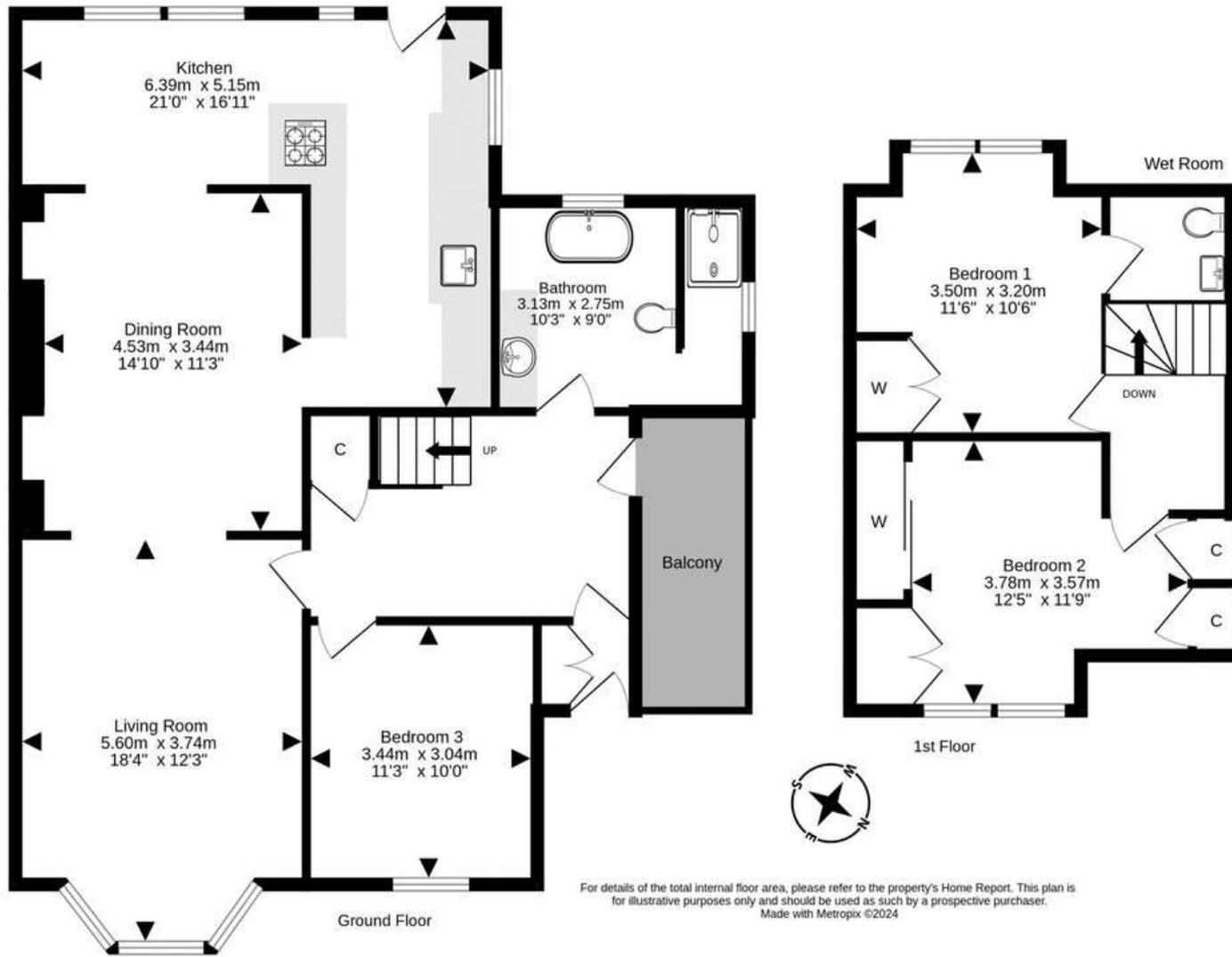
## Extras

The integrated kitchen appliances and fitted floor coverings are included.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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