



3/6 Furcheons Park
WILLOWBRAE | EDINBURGH | EH8 7RZ


warners
solicitors & estate agents



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An exciting opportunity has arisen to acquire this well-presented, spacious, two-bedroom flat forming part of a contemporary development in the popular Willowbrae area of Edinburgh. This charming apartment has been well-maintained throughout and is presented to the market in move-in condition. The living room to the front of the property forms the main public space in the property, and the room is flooded with an abundance of natural light through the south-facing bay windows. The kitchen/dining room is similarly well sized and offers a good amount of cupboard storage.

Both bedrooms are of a good size, with both rooms benefiting from built-in wardrobe storage, and a modern family bathroom completes the accommodation internally. With nearby amenities including Holyrood Park and Meadowbank Sports Centre, and offering easy access to excellent public transport links, early viewing is highly recommended.

- Two-bedroom, first floor apartment
- Sought after location
- Excellent nearby amenities
- Easy access to public transport links
- Spacious living room
- Two double bedrooms
- Kitchen/dining room
- Family bathroom
- Double glazing
- Electric heating
- Residents car park

EPC rating B

Extras included in the sale: white goods, two sofas, kitchen table, chairs, double bed, single bed, bed side table, drawers, lamp and light fittings.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 Craigentinny. 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.



