



**91 WILLOWBRAE ROAD
WILLOWBRAE
EDINBURGH
EH8 7EZ**

**FIXED PRICE
£275,000**

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**STYLISH
MAINDOOR LOWER
VILLA FLAT WITH
PRIVATE GARDENS
LOCATED IN A DESIRABLE
RESIDENTIAL AREA CLOSE
TO EXCELLENT LOCAL
AMENITIES AND THE
CITY CENTRE**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Attractive main door lower villa, with private gardens to front and rear, forming part of a distinctive traditional stone-built terrace, conveniently located in the Willowbrae area, east of Edinburgh city centre. Willowbrae is an established and popular residential area, conveniently located east of Edinburgh centre. Local shops can be found throughout, whilst a Morrisons superstore lies on Portobello Road, a Sainbury's at Meadowbank Retail Park, and extensive range of high street names and a multiplex cinema at Fort Kinnaird.

Nearby Portobello offers open spaces and a seafront promenade, and the extensive Holyrood Park and Arthur's Seat parklands are also adjacent to the area. There is also a good choice of well-regarded schools catering for all levels.

This east of City Centre location gives good road links in and out of the city via the A1, with regular bus services available on Willowbrae Road and nearby Portobello Road.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and attractive period features.

Private garden to front and enclosed private garden to rear.



PROPERTY DETAILS

- * Entrance Vestibule with tiled floor. Cornice.
- * Welcoming Hall with large under stair storage cupboard. Additional walk-in cupboard.
- * Elegant and spacious Lounge with bay window to front with bespoke built-in seating. Feature fireplace with painted surround, arched cast iron insert and granite hearth. Built-in bookcase and matching cupboards. Decorative cornice.
- * Dining Room with fitted base units and integrated oven and microwave. The American fridge freezer and TV are included in the sale. Solid wood worktop. Decorative cornice. TV point.
- * Stylish fitted Kitchen with fitted base units. Integrated hob, dishwasher and contemporary chimney hood. Ample solid wood worktops with integrated stainless-steel sink with drainer and tiled splashback. Shelving. The washing machine is included in the sale. Window to rear. Door to garden.
- * Large Master Bedroom with window to front with bookcase below. Extensive built-in wardrobes provide excellent storage space.
- * Nursery / Home Office with window to side. Storage cupboard with shelving below. Additional built-in shelving.
- * Shower Room with white two-piece suite comprising wash hand basin with vanity unit below and WC. Shower compartment with shower. Frosted window to side.



EXTERNAL:

There is a private garden to the front of the property with established plants and shrubs. The rear garden is fully enclosed and features a decked area with space for garden furniture. An additional paved area is enclosed by raised garden beds with a lovely array of established plants and shrubs. External water tap.

Energy Efficiency Rating: D





Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

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