

71 Willowbrae Road

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Delightful two-bedroom upper flat on Willowbrae Road, a perfect blend of classic charm and modern convenience



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Step into this delightful two-bedroom upper flat on Willowbrae Road, Willowbrae, and experience a perfect blend of classic charm and modern convenience.

THE LIVING ROOM



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Upon entering the flat, a staircase guides you up to a welcoming landing. Straight ahead, the living room awaits - a bright, open space featuring bay windows that bathe the room in natural light. The high ceilings and intricate corning add an air of elegance, complemented by a cosy gas fire that serves as a focal point.

THE KITCHEN & UTILITY



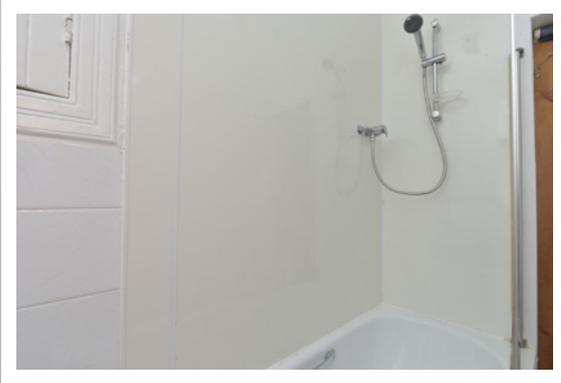
Adjacent to the living room is the large kitchen, an impressively spacious area fitted with a modern design. The kitchen boasts a gas hob and oven, ample floor space, and the added benefit of a utility room just off to the side.





At either end of the flat, you'll find two comfortable double bedrooms, providing ample space for relaxation. The modern three-piece bathroom suite is conveniently situated in the middle of the flat.

THE BATHROOM

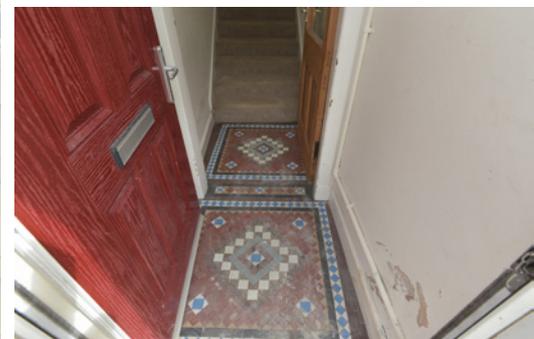


THE BEDROOMS

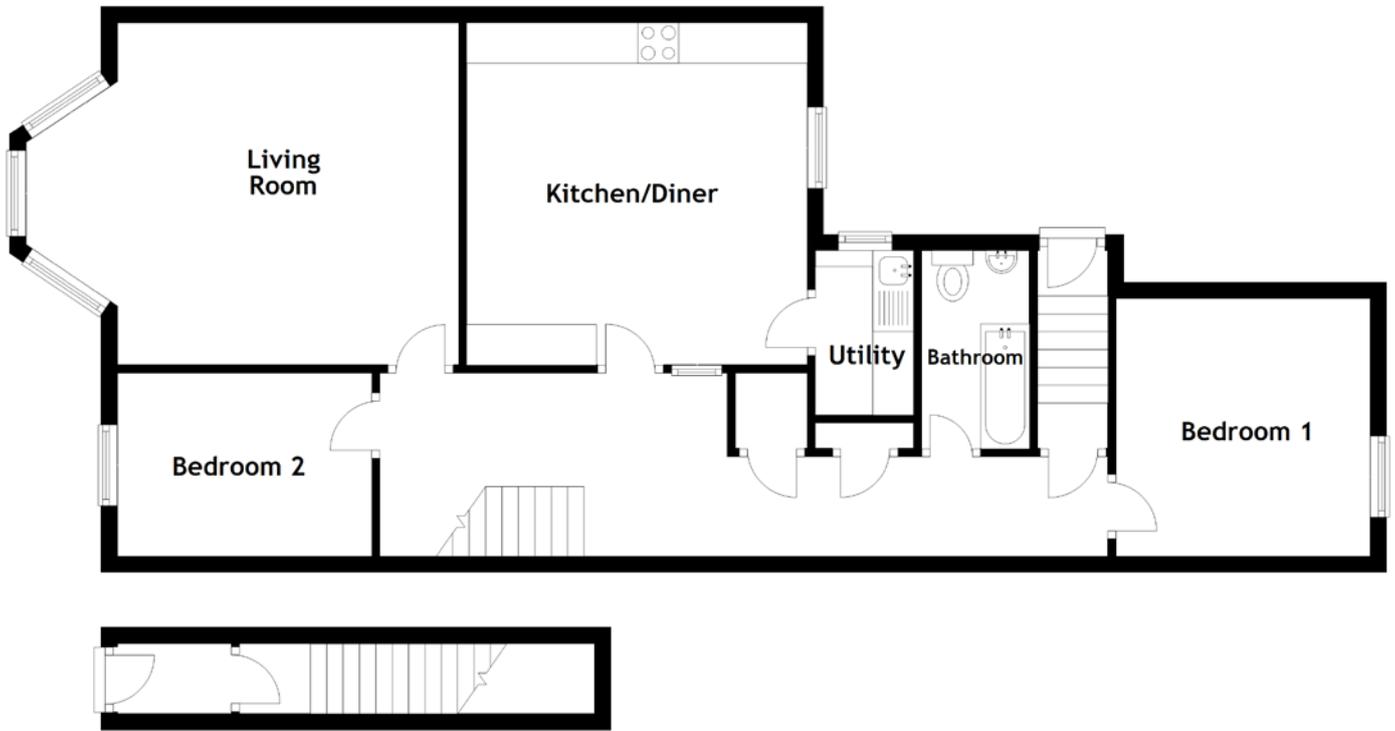


Next to the bathroom, a door leads down internal stairs to the private rear garden, offering a perfect outdoor retreat. This charming flat on Willowbrae Road combines classic architectural details with modern amenities, creating an inviting and comfortable home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

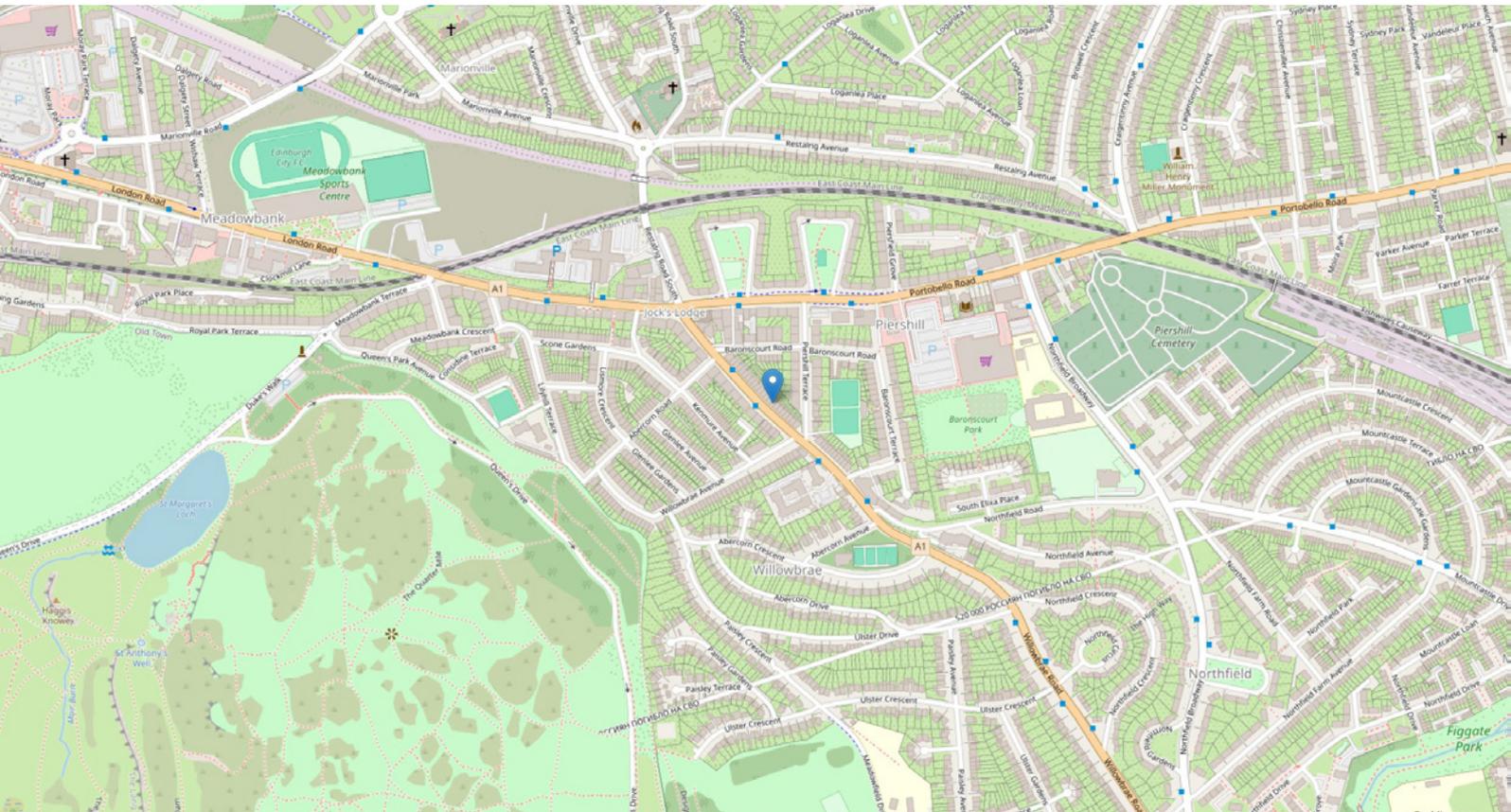


Approximate Dimensions (Taken from the widest point)

Living Room 5.29m (17'4") x 4.22m (13'10")
 Kitchen/Diner 4.22m (13'10") x 4.17m (13'8")
 Utility 2.03m (6'8") x 1.20m (3'11")

Bathroom 2.44m (8') x 1.32m (4'4")
 Bedroom 1 3.18m (10'5") x 3.11m (10'2")
 Bedroom 2 3.11m (10'2") x 2.50m (8'2")

Gross internal floor area (m²): 78m² | EPC Rating: E



THE LOCATION

Willowbrae is an increasingly popular area with good local shops, including a chemist, takeaways, Post Office and a large Morrison's supermarket within walking distance. Slightly further along is a library, pubs and an independent French bakery, off Portobello Road.





Meadow Bank Shopping Park, off London Road also has a selection of stores including a Sainsburys Supermarket. Amenities in the area include the recently renovated Meadowbank Sports Centre, children's play parks, walks around Meadowfield Park, Figgate Park and Holyrood Park, Salisbury Crags, Arthur's Seat and St Margaret's Loch, and a golf course. The flat is in the catchment area for The Royal High Primary, St John's RC Primary, Portobello High and Holy Road RC High Schools. The area is well served by public transport to the City Centre and other parts of Edinburgh.



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