



3/2 Lady Naima Crescent, Willowbrae, Edinburgh, EH8 7PE

Spacious and Well-Presented, Two-Bedroom, Ground-Floor Flat, with Private Gardens

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Property Description

Spacious and well-presented, two-bedroom, ground-floor flat, with private gardens. Located in the popular residential area of Willowbrae, to the east of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen, two double bedrooms and a bathroom.

Features include gas central heating, double glazing, a modern fitted kitchen and bathroom, and contemporary flooring.

Externally, there are private, front and rear gardens and ample, unrestricted parking to the front and on the surrounding streets.

A bright, welcoming entrance hall leads towards a well-proportioned living room, enjoying plenty of natural light from a wide, southwest-facing window. Finished with modern, wood-effect flooring, the tastefully presented reception room provides ample, flexible space for freestanding items of lounge furniture, as well as a dining table and chairs, if desired. A kitchen is fitted with gloss-cream units, stone-effect worktops and stylish splashback tiling. Appliances include an integrated oven, a gas hob and a concealed extractor fan, whilst plumbing and space are available for further appliances.

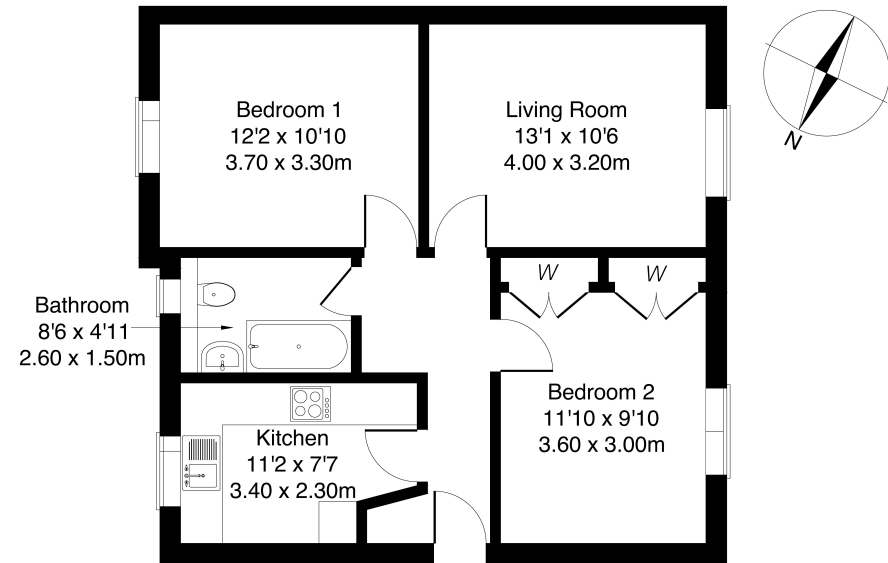
Set to either aspect, the home's two double bedrooms are well-presented and carpeted for comfort. Both enjoy generous proportions, with one further benefiting from built-in wardrobe storage. Completing the accommodation, a good-sized family bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (614 sq ft - 57 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

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 Sainsbury's at Meadowbank Retail Park, and an extensive range of high-street names and a multiplex cinema can be found 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; whilst the recently completed state-of-the-art Meadowbank Sports Centre is

within walking distance, providing a range of sports facilities. The east end of the city centre is also close by, including the Omni Centre with bars, restaurants, a fitness centre, and a multi-screen cinema. Lochend Park, Holyrood Park and Arthur's Seat are all within close proximity and offer vast open green spaces for walks and recreation. There is also a good choice of well-regarded schools catering for all levels and good road links in and out of the city via the A1, with regular bus services available on Willowbrae Road and nearby Portobello Road.





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