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71 Northfield Crescent, Willowbrae, Edinburgh, EH8 7QB

Beautifully Presented, South-Facing, Semi-Detached Home with Generous Gardens

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Property Description

Beautifully presented, three-bedroom, south-facing, semi-detached house with generous private gardens to three aspects. Set on a substantial, elevated plot, located in the Willowbrae area, to the east of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, three double bedrooms, and a shower room.

Freshly prepared for the market with light, neutral decor and new carpet flooring throughout the first floor.

Highlights include a stylish, modern kitchen and bathroom, contemporary flooring for the ground floor, gas central heating, and newly installed double glazing. In addition, there is good integrated storage, including a loft and two large walk-in cupboards.

Surrounded by well-maintained gardens, featuring lawns, a paved patio to the rear and extensive planting with a good mix of established shrubbery and trees. Furthermore, on-street parking to the front and on surrounding streets

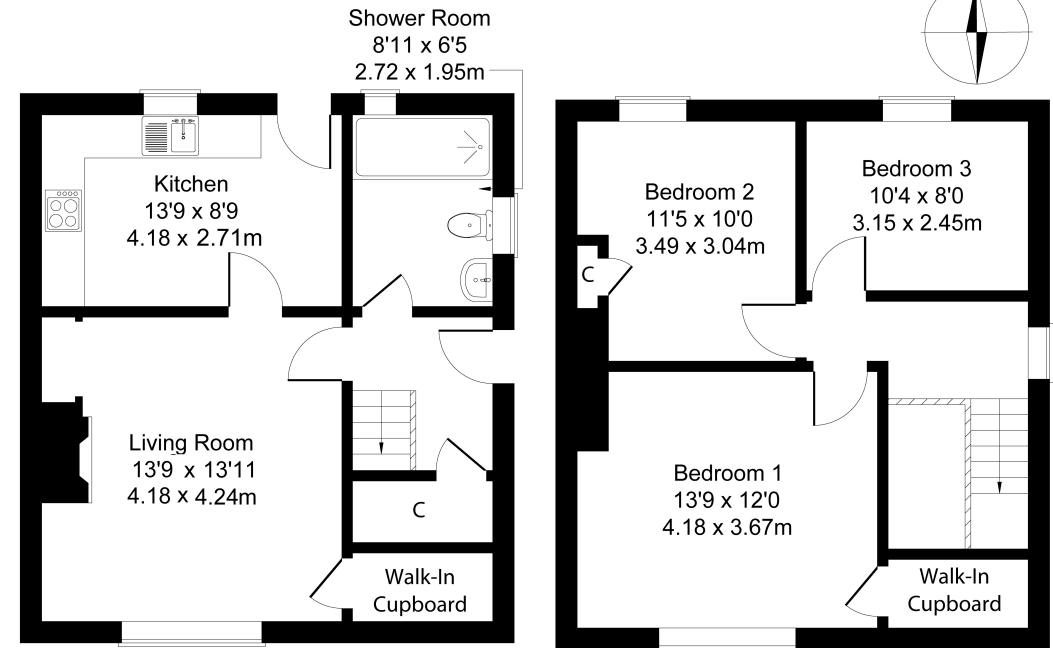
A welcoming entrance hall offers useful storage, including an under-stair cupboard, and leads to a bright, south-facing living room that benefits from wood-effect flooring, an open shelved press, and a walk-in cupboard. To the rear, the dining kitchen features modern fitted units, wood-effect worktops, a tiled splashback, and integrated appliances, including an oven and gas hob with a stainless steel splashback and canopy, whilst a door provides direct access to the extensive rear garden. Completing the ground floor is a modern shower room with a large walk-in cubicle, contemporary wall panelling, and dual-aspect windows.

Upstairs, the carpeted landing benefits from a side window for additional light, whilst the principal bedroom offers a deep walk-in store cupboard and open views to Arthur's Seat. Two further double bedrooms, set to the rear, provide flexible living space, with one featuring a built-in press cupboard.



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Approximate Gross Internal Area: (958 sq ft - 89 sq m.)



Ground Floor

First Floor

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

Area Description

Willowbrae is a well-established residential neighborhood located to the east of Edinburgh's city center, nestled between Holyrood Park and Portobello. The area boasts a variety of local shops, with major supermarkets including Morrisons on Portobello Road, Sainsbury's at Meadowbank Retail Park, Aldi at Portobello, and ASDA at the Jewel. For a wider shopping experience, Fort Kinnaird offers a range of high-street brands, as well as a multiplex cinema. Nearby Portobello High Street is a vibrant hub of independent retailers, including charming coffee shops, a bookshop, a butcher, a fishmonger, a bakery, and a greengrocer. The famous Portobello Beach, with its spacious open areas and

iconic seafront promenade, is also within easy reach. Outdoor enthusiasts will appreciate the proximity to Holyrood Park, Arthur's Seat, Duddingston Loch, and Figgate Park, as well as the Portobello Leisure Centre, which offers a swimming pool, spa, Turkish baths, gym, fitness studio, and soft play facilities. The area is well-served by a range of highly regarded schools catering to all levels of education. Its east-of-city-center location provides excellent road links via the A1, and regular public transport ensures easy access to the city and beyond.





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