



## 24 Abercom Drive, Willowbrae, Edinburgh, EH8 7JR

Immaculately Presented & Spacious, Four-Bedroom, Detached Bungalow with Private Gardens & Paved Driveway

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)





# Property Description

Immaculately presented and spacious, four-bedroom, detached bungalow, with a paved driveway and private gardens that are not overlooked, ensuring a high degree of privacy and superb views over the city and the Forth estuary. Located on a leafy and desirable side street, on an elevated plot, in the Willowbrae area, east of Edinburgh city centre. Comprises a vestibule, hallway, living room, dining room, kitchen, four double bedrooms, an office, two en-suite shower rooms, and a family bathroom.

Ready-to-move-in, with light neutral decor throughout, highlights include a stylish fully integrated kitchen, modern bathrooms, and matching contemporary flooring. Refurbished and upgraded throughout, furthermore, there is gas central heating, double glazing, bay and skylight windows, and an exceptional balcony terrace.

Externally, the property benefits from generous terraced gardens including lawns, established shrubbery, pebbled paths, tall privacy hedging and a paved patio. The extensive back garden has the potential to accommodate a garage space (subject to the relevant consent).

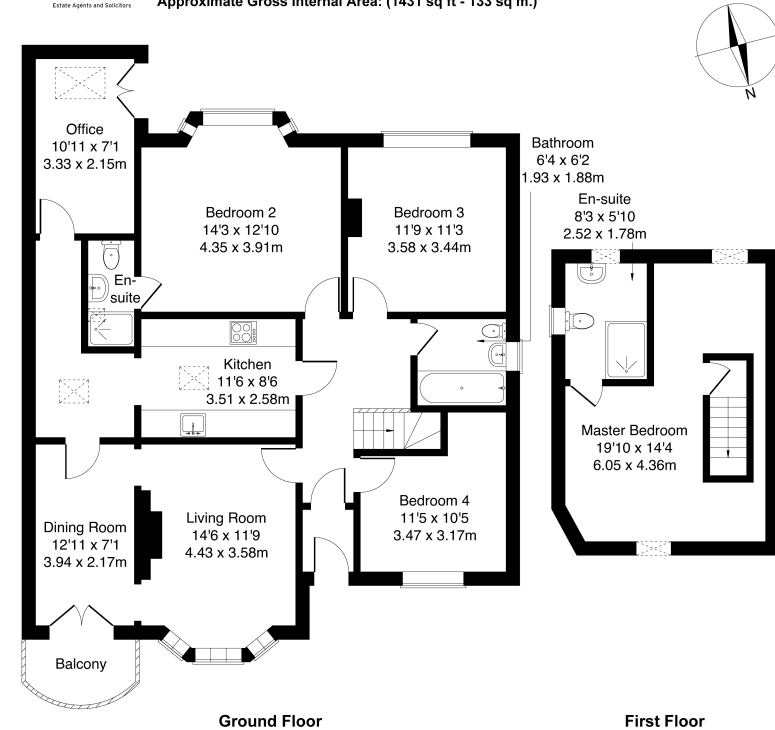
A welcoming entrance vestibule has space for outerwear and opens into the main hall, providing access to the carpeted staircase and throughout the majority of the ground floor. Set to the front, a spacious living room has a stunning bay window allowing plentiful natural light, a feature wall with a fireplace, and wood effect flooring continuing into the dining room, accessed via two arched openings, with patio doors leading to a terraced balcony and exceptional views beyond.

Set off the dining room, an inner hall affords access to an office, with patio doors leading to the extensive rear garden; whilst a stylish kitchen is set internally, and can be accessed from both the inner hall and main hall. Modern fitted units and worktops include a sink with a drainer and a metro-tiled surround; with a full range of integrated appliances including a double oven, an induction hob, a fridge/freezer, a washing machine and a dishwasher.

Three double bedrooms are set on the ground floor, similarly well-finished with neutral decor and matching wood effect flooring, each offering plenty of space for freestanding furnishing; with bedroom two also featuring a bay window to the rear and a modern en-suite including a rainfall shower. Completing the ground floor, the family bathroom is set to the side, with a modern three-piece suite including a shower over the bath, tiled splash walls and a ladder-style radiator. On the upper floor, a tastefully finished master

**mov<sup>8</sup>** REAL ESTATE  
Estate Agents and Solicitors

**24 Abercorn Drive, Willowbrae, Edinburgh EH8 7JR**  
Approximate Gross Internal Area: (1431 sq ft - 133 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 on the doorstep of Holyrood Park with direct access a short walk from the property. 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. 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.







On the left side of the kitchen, there is a black granite countertop. On the counter, from left to right, there is a silver toaster, a black electric kettle, and a stainless steel sink with a chrome faucet. Below the countertop are white cabinets. The backsplash is made of white subway tiles. Under-cabinet lighting is visible.



On the right side of the kitchen, there is a black granite countertop. On the counter, there is a built-in oven and a microwave. Above the microwave is a black range hood. Below the countertop are white cabinets. The backsplash is made of white subway tiles. Under-cabinet lighting is visible.













## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

