



17/4, Lady Naine Loan, Willowbrae, Edinburgh, EH8 7NN

Light & Well-Presented, Two-Bedroom, Dual-Aspect, Second-Floor Flat with Balcony

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Property Description

Light and well presented, two-bedroom, dual-aspect, second-floor flat with a private balcony. Set on a quiet residential street, located in the popular Willowbrae area, to the east of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, and a shower room.

Features include a fitted kitchen, modern bathroom, electric heating, double glazing, and well-proportioned room sizes.

Externally, the property benefits from rear secured shared gardens, with an allocated brick-built store and drying greens.

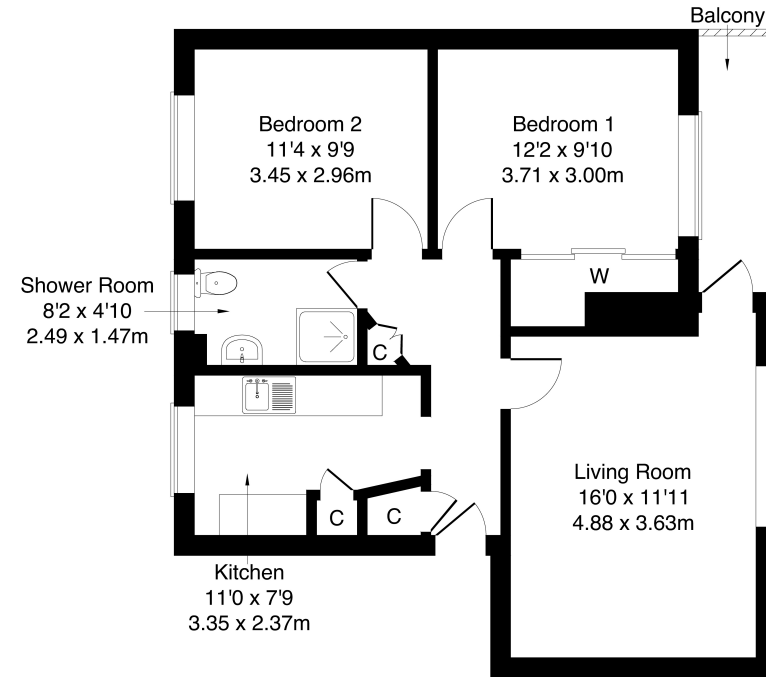
Upon entering, you are greeted by a spacious hallway with two handy storage cupboards. The large living room, positioned at the front of the flat, boasts a big window that floods the space with light and a private balcony with natural light, providing a welcoming atmosphere throughout, and it features carpeted flooring and a fireplace surround. To the rear, a well-sized fitted kitchen has space for appliances and a built-in cupboard for additional storage.

Both double bedrooms are generously proportioned, each featuring carpeted floors and plenty of light, with bedroom one benefiting from a built-in wardrobe. The modern shower room completes the accommodation, offering a stylish suite with wall paneling and an electric shower. Located on a quiet street with excellent transport links, this flat combines comfort, style, and convenience. A perfect choice for those seeking a peaceful yet well-connected home in Edinburgh.



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Approximate Gross Internal Area: (667 sq ft - 62 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 a highly sought-after, established residential area located just east of Edinburgh's city centre. The neighbourhood offers a variety of local shops, with Morrisons on Portobello Road, Sainsbury's at Meadowbank Retail Park, and high-street retailers and a cinema at Fort Kinnaird. Residents enjoy the nearby Portobello seafront promenade, open spaces, and the expansive Holyrood Park and Arthur's Seat parklands. The state-of-the-art Meadowbank Sports

Centre is within walking distance, providing excellent sports facilities. The Omni Centre, with bars, restaurants, a fitness centre, and a cinema, is also nearby. For outdoor enthusiasts, Lochend Park, Holyrood Park, and Arthur's Seat offer ample green spaces. Families will appreciate the range of well-regarded schools, and the area has excellent transport links, with the A1 and regular bus services along Willowbrae and Portobello Roads.





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