



2/4, Willowbrae Road, Edinburgh, EH8 7DB

Immaculately Presented Two-Bedroom Dual-Aspect, Second-Floor Flat

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Property Description

Immaculately presented two-bedroom, dual-aspect flat situated on the second floor of a traditional stone-built tenement. Ideally positioned in the lively Willowbrae district, just east of Edinburgh's city centre.

The layout includes a welcoming entrance hallway, a spacious living/dining room, a modern kitchen, two generous double bedrooms, and a well-appointed family bathroom.

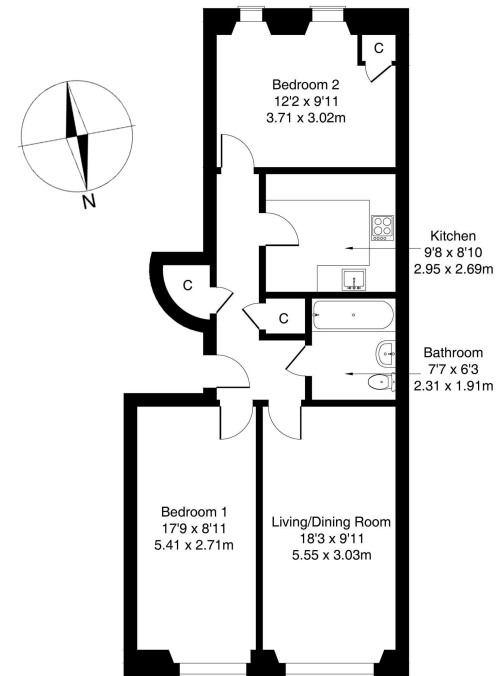
Enjoying skyline views across to Fife, standout features include a contemporary fitted kitchen, an elegant bathroom, and high-quality hardwood flooring. Additional benefits include gas central heating, underfloor heating in both the bathroom and kitchen, double glazing, secure entry system, high ceilings, and classic period cornicing.

Externally, the property offers access to a shared rear garden, ample unrestricted on-street parking, and excellent public transport connections.

The hallway provides access throughout the property and features two built-in storage cupboards, a secure entry handset, and high-quality hardwood flooring that flows seamlessly into the front-facing lounge and the second rear bedroom. The impressive lounge, set to the front with skyline views towards the Forth and Fife, offers ample space for both lounge and dining furniture and is enhanced by a period feature fireplace, decorative cornicing, and a central pendant light.

Positioned internally, the well-proportioned kitchen is fitted with stone-effect worktops, tiled surrounds, a ceramic sink, unit downlighting, a freestanding fridge/freezer, and an integrated oven and gas hob with a canopy hood and finished with slate flooring. To the front, the spacious principal bedroom benefits from beautifully restored original hardwood flooring and generous space for freestanding storage, including a Murphy bed that folds up into a cabinet, while the second, flexible bedroom enjoys a southerly aspect to the rear. Completing the accommodation, the fully tiled contemporary bathroom is set internally off the hall and includes a shower-over-bath unit and a ladder-style radiator.

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Letting Agents and Solicitors Approximate Gross Internal Area: (753 sq ft - 70 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 well-established and sought-after residential area located to the east of Edinburgh's city centre. It offers a good selection of local shops throughout, with larger retail options including a Morrisons on Portobello Road and a Sainsbury's at Meadowbank Retail Park, while Fort Kinnaird provides a wide choice of high-street stores and a multiplex cinema. The nearby seaside neighbourhood of Portobello features a popular promenade and beachfront, complemented by the expansive green spaces of Holyrood Park and Arthur's Seat, which sit adjacent to Willowbrae.

The recently redeveloped Meadowbank Sports Centre is within walking distance and offers a range of modern sports facilities. The east end of the city centre is easily accessible, including the Omni Centre with its array of bars, restaurants, gym, and multi-screen cinema. Additional open spaces such as Lochend Park further enhance the area's appeal for outdoor activities. Willowbrae also benefits from a selection of well-regarded schools, convenient access to the A1 for routes in and out of the city, and frequent bus services along Willowbrae Road and nearby Portobello Road.





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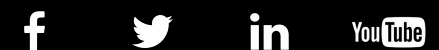
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Estate Agents and Solicitors



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