



49 Willowbrae Road, Edinburgh, EH8 7EZ

Light & Tastefully Presented, Two Bedroom, Main Door, Upper Villa with Private Garden

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Property Description

Light and tastefully presented, two-bedroom, main door upper villa, with private garden, forming part of a charming traditional stone-built terrace. Conveniently located in the Willowbrae area, east of Edinburgh city centre. Comprises an entrance vestibule and stairway, hallway, living room, kitchen/dining room, two double bedrooms, an office/store room and a bathroom.

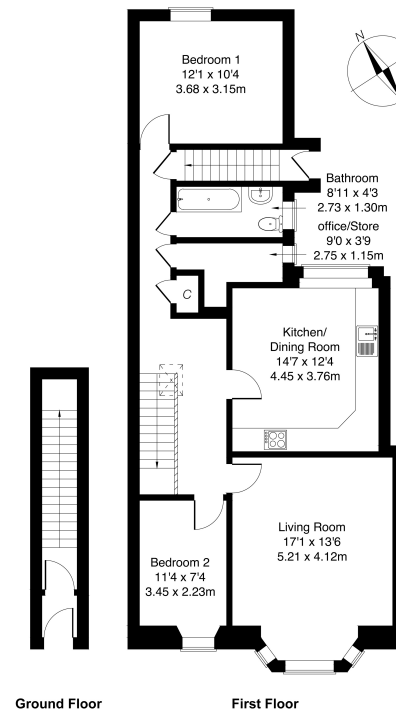
This period property features a front-facing bay window, wood-panelled doors, varnished hardwood flooring, ornate cornice-work and a feature fireplace. Further highlights include a modern fitted kitchen with appliances, a stylish bathroom suite, contemporary lighting, gas central heating, and double glazing. In addition, a rear stairway gives access to a well-maintained private garden featuring a paved patio, lawn, planting beds, and a storage shed.

A welcoming entrance vestibule has period mosaic tiled flooring, with a stained glass wood-panelled opening to the stairway leading to the main hallway. Giving access throughout, the hall features a skylight window benefiting from additional natural light, space for freestanding storage, and a built-in storage cupboard. Set to the front, a good-sized living room features a bay window with a southerly aspect allowing plentiful natural light, a period-style fireplace, ornate cornice work and hardwood flooring.

With a rear-facing window, the spacious kitchen has ample room for a dinner table; whilst fitted units include stone-effect and real-wood worktops, a sink with drainer and a tiled surround; with appliances including a freestanding washing machine, fridge/freezer and dishwasher, and an integrated double oven, gas hob and canopy; whilst the office/store offers further space for freestanding appliances.

Overlooking the rear gardens, a bright double bedroom features carpeted flooring, cornice-work, and a pendant light fitting. A further carpeted bedroom is set to the front, similarly well-finished with light decor; whilst the office/store is set off the hall with a side aspect window, and offers a flexible space. Completing the accommodation, the stylish bathroom has a side aspect window and is fitted with a modern three-piece suite including a mains shower above the bath, tiled flooring and splash walls, and a ladder-style radiator.

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Approximate Gross Internal Area: (969 sq ft - 90 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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