



56 Ulster Crescent, Willowbrae, Edinburgh, EH8 7JL

Beautifully Presented & Spacious, Three-Bedroom Bungalow with Gardens, Driveway & Garage

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Property Description

Enjoying exceptional views over Edinburgh and the Forth Estuary, this beautifully presented and spacious three-bedroom detached bungalow boasts immaculate gardens, a driveway and an adjoining garage. Set within an elevated position, adjacent to Holyrood Park and Arthur's Seat, in the highly sought-after Willowbrae area, this superb home offers a peaceful residential setting to the east of the city centre. Comprises a vestibule, hallway, living/dining room, family/kitchen, three double bedrooms, and a family bathroom.

Tastefully finished, ready-to-move-in, with a flexible floor plan offering further scope for development (subject to any planning permissions). Highlights include superb natural light with large windows taking in the skyline views, a fitted kitchen with an open plan to a flexible family/dining space, gas central heating, and double glazing. In addition, further features include a generous bathroom with a separate shower cubicle, good storage provision, including eaves space with a skylight window, a large cellar below the property and a garage with power and lighting.

Externally, the property boasts immaculate gardens featuring an eclectic mix of shrubbery, with a lawn and patios to the rear, and privacy hedging and the driveway to the front.

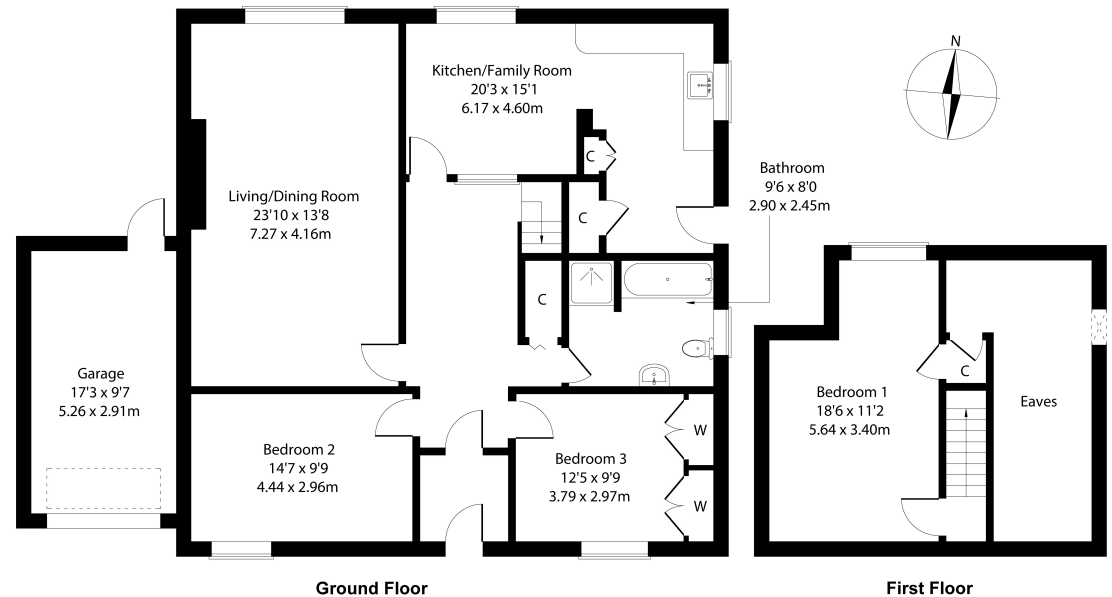
The accommodation opens with a welcoming vestibule leading into a bright and spacious hallway, which provides access throughout the ground floor, including a convenient storage cupboard and the stairs leading to the upper floor. At the rear, a generous living room offers ample space for both relaxing and dining, complemented by tasteful décor and a striking stone fireplace. An adjoining open-plan kitchen and family/dining area adds further versatility, featuring excellent storage—including two built-in stores—and a practical fitted kitchen with wood-effect worktops, and freestanding appliances including an electric cooker, a washing machine and a fridge/freezer, with plenty of space for everyday family life.

Two well-proportioned carpeted double bedrooms are set to the front, enjoying a sunny southerly aspect, with natural light pouring in through large windows. Bedroom three further benefits from built-in wardrobes, making it ideal as a guest room or home office. The spacious bathroom is fitted with a four-piece suite, including a separate bath and shower cubicle, with tiled splash walls. Upstairs, the expansive principal bedroom features light décor, carpeted flooring, and excellent storage, including eaves space with a skylight window, and a picturesque window with a window seat, offering panoramic views across the city and beyond.



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Approximate Gross Internal Area: (1572 sq ft - 146 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 sought-after residential area located to the east of Edinburgh city centre. It offers excellent local amenities, including various shops and larger supermarkets such as Morrisons on Portobello Road and Sainsbury's at Meadowbank Retail Park. Fort Kinnaird is also nearby, providing a wide selection of high-street retailers and a multiplex cinema. The area is rich in green spaces and leisure options, with Portobello's seafront promenade, Holyrood Park, and Arthur's Seat all within easy reach. The newly developed Meadowbank Sports Centre is just a short walk away and offers a wide range of modern sports facilities. The east end of the city centre is also close, featuring the Omni Centre with its restaurants, bars, fitness centre, and cinema. Families are well served by a good selection of reputable schools, and the area benefits from excellent transport links, including regular bus services along Willowbrae Road and Portobello Road, as well as convenient access to the A1 for travel in and out of the city.











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