



**12/9, Willowbrae Road, Edinburgh, EH8 7DB**

Beautifully Presented, One-Bedroom, Third-Floor (Top) Flat

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# Property Description

Beautifully presented, one-bedroom, third-floor (top) flat, forming part of a traditional stone-built tenement. Conveniently located in the vibrant Willowbrae area, just east of Edinburgh's city centre.

Comprises an entrance hallway, living/dining room and kitchen, a double bedroom, a box room, and a bathroom.

With skyline views overlooking Fife and the Forth, highlights include a modern fitted kitchen and bathroom, and continuous flooring. In addition, there is gas central heating, double glazing, a secure entry system, and light contemporary decor - ready to move in.

There is a shared garden to the rear, unrestricted parking on the surrounding streets and superb transport links.

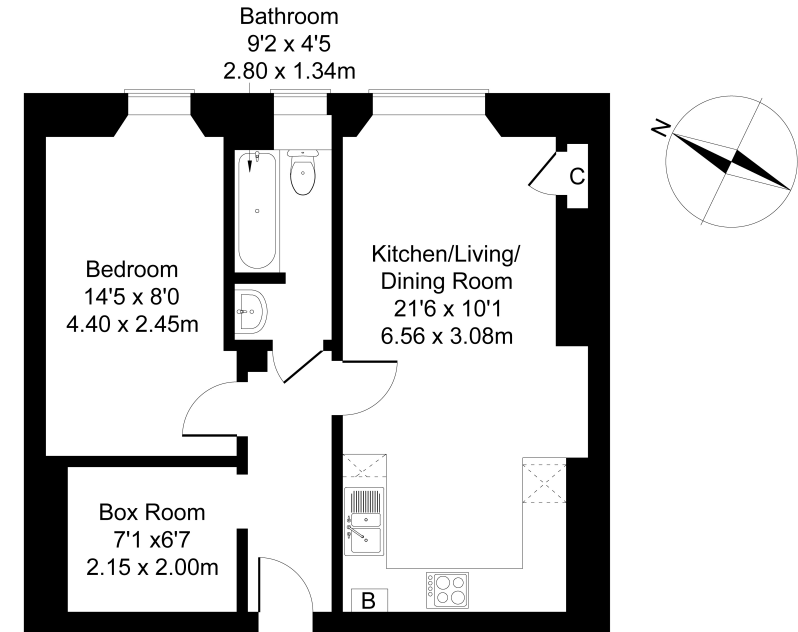
A welcoming entrance hall provides access to all rooms within the property. The living area features wood-effect flooring, a built-in storage cupboard, a wall-mounted TV point, and a central light fitting, offering a comfortable and versatile space for everyday living. The kitchen area is fitted with wood-effect worktops, matching wood-effect flooring, a stone-effect splashback surround, and a sink with a drainer. Appliances include an integrated oven, a gas hob with canopy above, and an integrated fridge/freezer, making the space both modern and practical.

The spacious bedroom benefits from carpeted flooring and a central light fitting, with ample room for a double bed and additional furnishings, creating a comfortable setting. There is also a nicely sized boxroom with wood-effect flooring, providing a flexible space that could be used as a home office, dressing room, or for extra storage. Completing the property, the modern fitted three-piece shower room includes a stone-effect splashback surround, spotlighting, stone-effect flooring, and a shower over the bath.



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**Approximate Gross Internal Area: (549 sq ft - 51 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 popular residential area situated to the east of Edinburgh city centre. The neighbourhood offers a variety of local shops, with larger supermarkets including Morrisons on Portobello Road and Sainsbury's at Meadowbank Retail Park. Fort Kinnaird retail park nearby features a broad selection of high-street stores and a multiplex cinema. Residents enjoy easy access to open spaces such as the nearby Portobello seafront promenade, as well as the extensive parklands of Holyrood Park and Arthur's Seat. The newly upgraded Meadowbank Sports Centre, within

walking distance, provides a wide range of modern sports facilities. The east end of the city centre, including the Omni Centre with its bars, restaurants, fitness centre, and cinema, is also close by. For outdoor recreation, Lochend Park, Holyrood Park, and Arthur's Seat offer vast green spaces and scenic walking routes. The area has a good choice of well-regarded schools serving all levels of education, while convenient road links via the A1 and regular bus services on Willowbrae Road and Portobello Road support easy commuting.









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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



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