



## 71 Northfield Crescent, Willowbrae, Edinburgh, EH8 7QB

Beautifully Presented, South-Facing, Semi-Detached Home with Generous Gardens

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

espc rightmove  find your happy Zoopla



# Property Description

Beautifully presented, three-bedroom, south-facing, semi-detached house with generous private gardens to three aspects. Set on a substantial, elevated plot, located in the Willowbrae area, to the east of Edinburgh city centre. Comprises an entrance hall, living room, dining/kitchen, three double bedrooms, and a shower room.

Freshly prepared for the market with light, neutral decor and new carpet flooring throughout the first floor. Highlights include a stylish, modern kitchen and bathroom, contemporary flooring for the ground floor, gas central heating, and newly installed double glazing. In addition, there is good integrated storage, including a loft and two large walk-in cupboards.

Surrounded by well-maintained gardens, featuring lawns, a paved patio to the rear and extensive planting with a good mix of established shrubbery and trees. Furthermore, on-street parking to the front and on surrounding streets

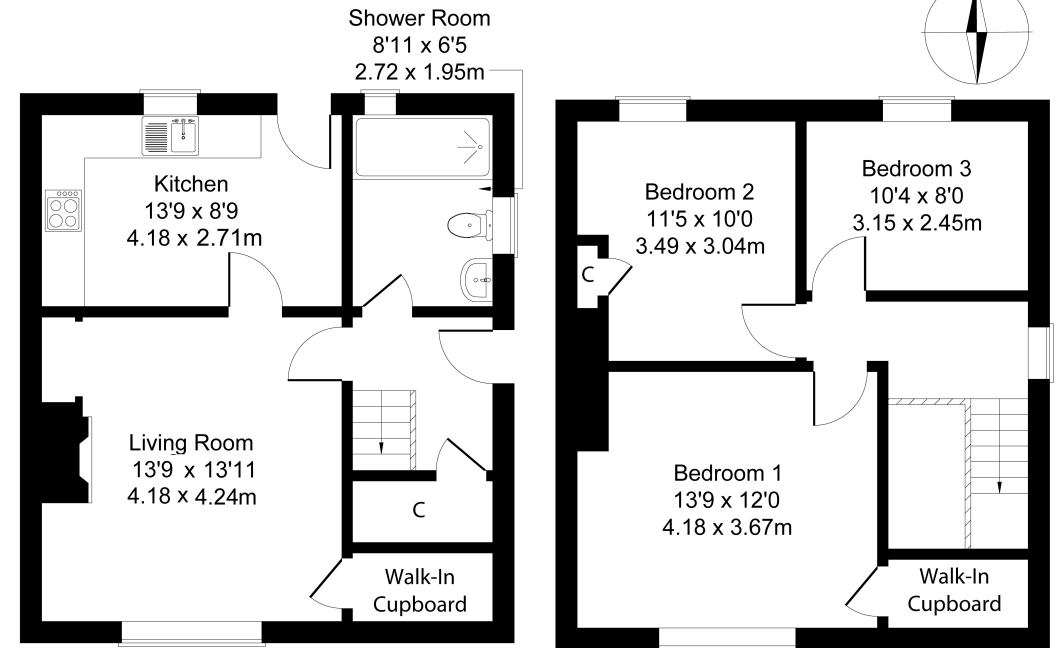
A welcoming entrance hall offers useful storage, including an under-stair cupboard, and leads to a bright, south-facing living room that benefits from wood-effect flooring, an open shelved press, and a walk-in cupboard. To the rear, the dining kitchen features modern fitted units, wood-effect worktops, a tiled splashback, and integrated appliances, including an oven and gas hob with a stainless steel splashback and canopy, whilst a door provides direct access to the extensive rear garden. Completing the ground floor is a modern shower room with a large walk-in cubicle, contemporary wall panelling, and dual-aspect windows.

Upstairs, the carpeted landing benefits from a side window for additional light, whilst the principal bedroom offers a deep walk-in store cupboard and open views to Arthur's Seat. Two further double bedrooms, set to the rear, provide flexible living space, with one featuring a built-in press cupboard.



**71 Northfield Crescent, Edinburgh, EH8 7QB**

**Approximate Gross Internal Area: (958 sq ft - 89 sq m.)**



**Ground Floor**

**First Floor**

**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 residential neighborhood located to the east of Edinburgh's city center, nestled between Holyrood Park and Portobello. The area boasts a variety of local shops, with major supermarkets including Morrisons on Portobello Road, Sainsbury's at Meadowbank Retail Park, Aldi at Portobello, and ASDA at the Jewel. For a wider shopping experience, Fort Kinnaird offers a range of high-street brands, as well as a multiplex cinema. Nearby Portobello High Street is a vibrant hub of independent retailers, including charming coffee shops, a bookshop, a butcher, a fishmonger, a bakery, and a greengrocer. The famous Portobello Beach, with its spacious open areas and





iconic seafront promenade, is also within easy reach. Outdoor enthusiasts will appreciate the proximity to Holyrood Park, Arthur's Seat, Duddingston Loch, and Figgate Park, as well as the Portobello Leisure Centre, which offers a swimming pool, spa, Turkish baths, gym, fitness studio, and soft play facilities. The area is well-served by a range of highly regarded schools catering to all levels of education. Its east-of-city-center location provides excellent road links via the A1, and regular public transport ensures easy access to the city and beyond.







## Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

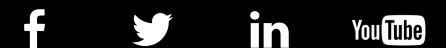
6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.