

78 Willowbrae Avenue

WILLOWBRAE, EDINBURGH, EH8 7HU



Elegant three-bed upper villa in Willowbrae with period charm, spacious kitchen and private garden



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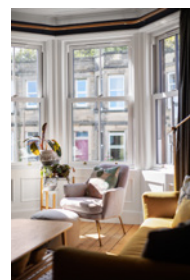


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McEwan Fraser Legal is delighted to present this immaculately presented three-bedroom upper villa, located in the sought-after Willowbrae area of Edinburgh. This beautiful home combines period charm with modern comfort, offering a perfect balance of character and functionality.

THE LIVING ROOM



The property is filled with elegant original features, including high ceilings, detailed cornicing, and a striking bay window in the living room that floods the space with natural light.

THE KITCHEN / DINER & UTILITY



The exceptionally spacious kitchen provides an ideal hub for family life or entertaining and has stunning views over the Forth to Fife and East Lothian. A thoughtfully positioned skylight in the hallway further enhances the bright, airy atmosphere throughout the home.





The accommodation is generous and versatile, with three well-proportioned bedrooms and a three-piece family bathroom.

THE BATHROOM



BEDROOM 1

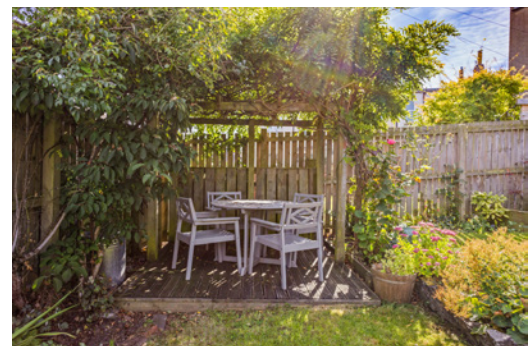


BEDROOMS 2 & 3



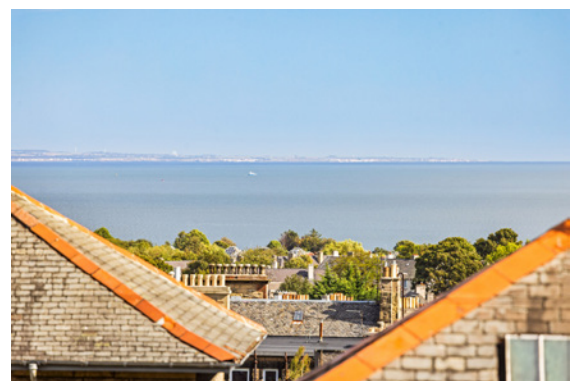
The large private rear garden offers an enviable outdoor retreat,
perfect for relaxing, dining, or gardening.

EXTERNALS & VIEWS

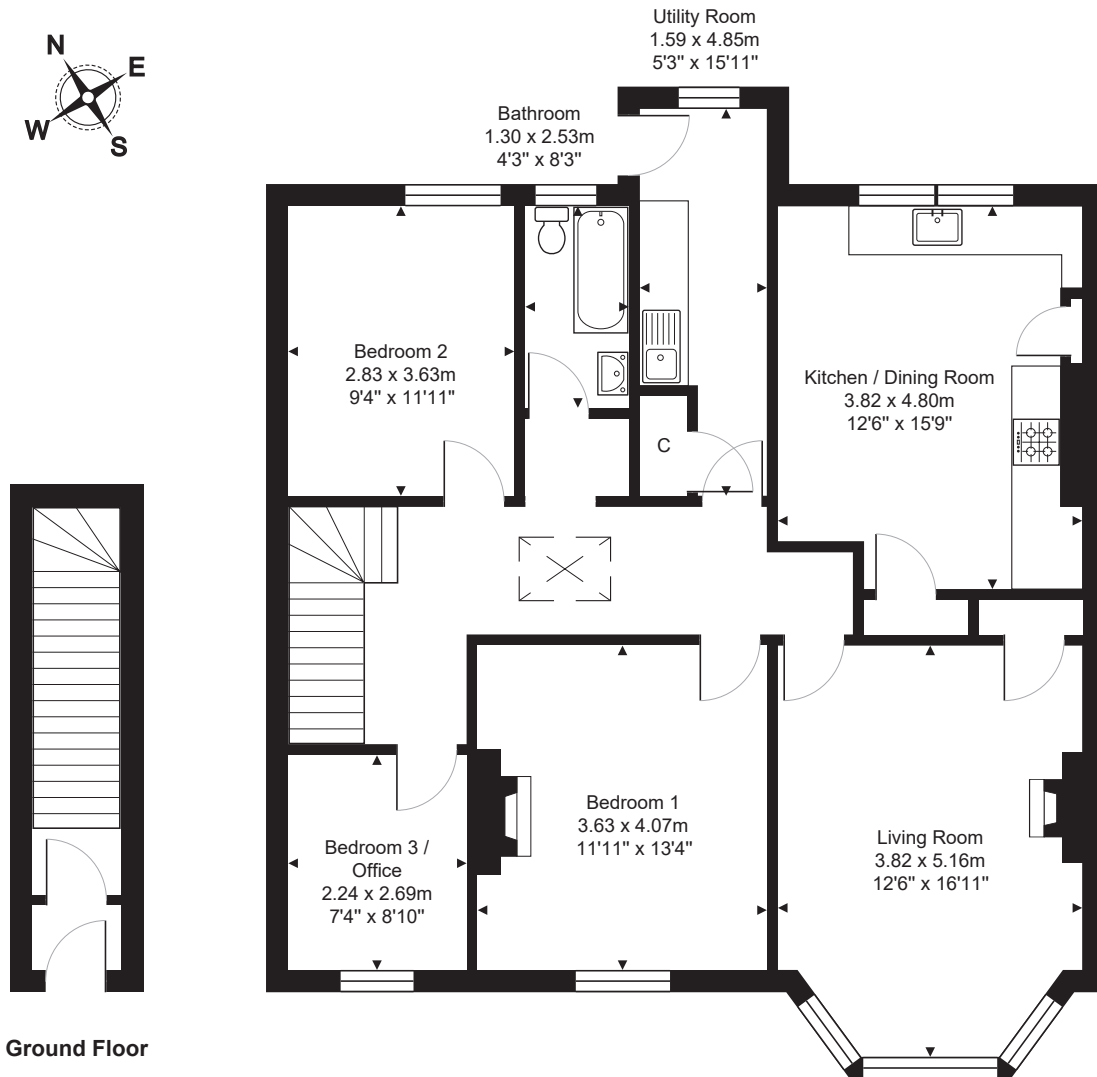




With its stylish presentation, abundant natural light, and generous proportions, this villa is a truly wonderful opportunity for those seeking a home with both character and contemporary appeal.

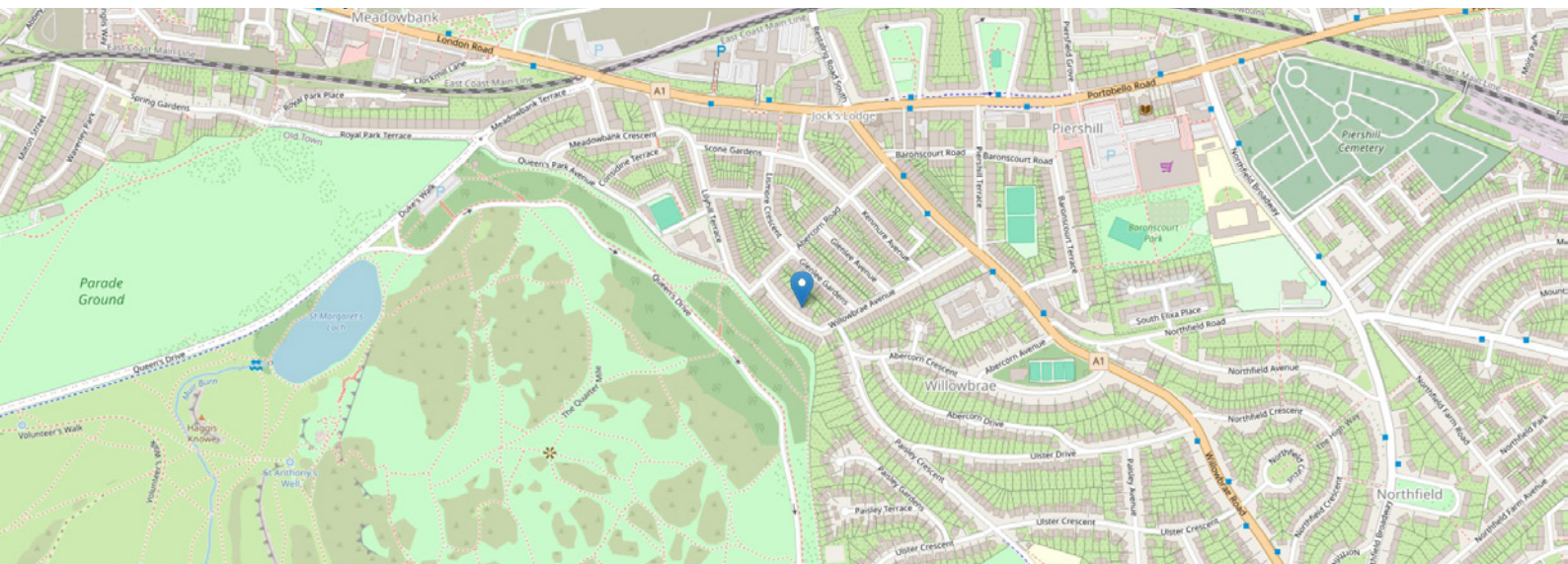


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 97m² | EPC Rating: D



THE LOCATION

Willowbrae is a popular and sought after location located to the east of the city centre.





Within the vicinity, there is an excellent range of local amenities including local shopping, transport, recreational facilities. Local shopping facilities can be found within walking distance and the nearby Morrisons supermarket will provide everything for all your monthly requirements but for those who feel their needs are greater, the city centre, which is only a short journey away, will provide a greater range of facilities.

There are many recreational facilities within the surrounding areas including many fine golf courses, Meadowbank Sports Centre and many delightful walks through the Queen's Park and Arthur's Seat.

There is a regular bus service minutes from the property which will take you heading west to the city centre or east via Portobello into the heart of East Lothian.



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