

46 Willowbrae Road

EDINBURGH, EH8 7HA



Beautifully presented main-door period flat boasting original period features, and stylish accommodation perfectly blending character with modern living



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McEwan Fraser Legal is delighted to present this beautifully presented main-door period flat, offering an exceptional blend of timeless character, generous living space, and highly desirable private outdoor areas. Occupying a sought-after position, this charming home benefits from private gardens to both the front and rear, together with access to a well-maintained communal garden, creating a wonderful balance of indoor and outdoor living.

The property is entered via a welcoming vestibule featuring attractive terrazzo tiled flooring, setting the tone for the quality and character found throughout. Beyond lies a spacious reception hall, providing access to the principal accommodation and benefiting from three useful storage cupboards, a rarity in period homes.

THE LIVING ROOM

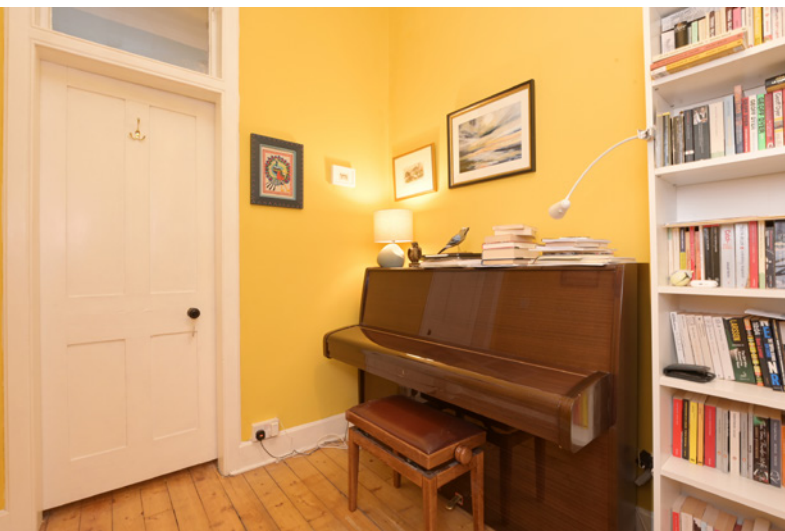


The elegant bay-windowed living room forms the heart of the property, offering a bright and inviting living space enhanced by a striking feature fireplace with open fire, intricate cornice detailing, and beautiful original proportions. The room enjoys an abundance of natural light and provides the perfect setting for both relaxing and entertaining.

THE BOX ROOM

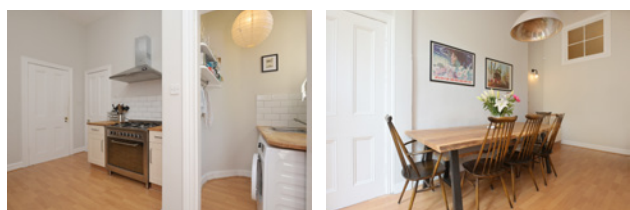


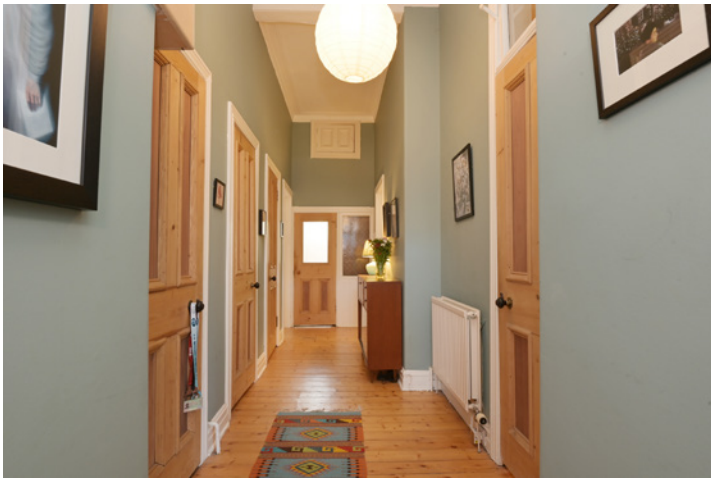
A particularly versatile box room is located off the hallway and offers excellent flexibility to suit a variety of lifestyles, whether as a home office, study, dressing room, nursery, or walk-in wardrobe.



To the rear of the property, the spacious dining kitchen provides an ideal space for modern family living and entertaining. French doors open directly onto the private rear garden, seamlessly connecting the interior with the outdoor space and creating a wonderful setting for al fresco dining during the warmer months. Adjacent to the kitchen is a practical utility room, providing additional storage and laundry facilities.

THE KITCHEN

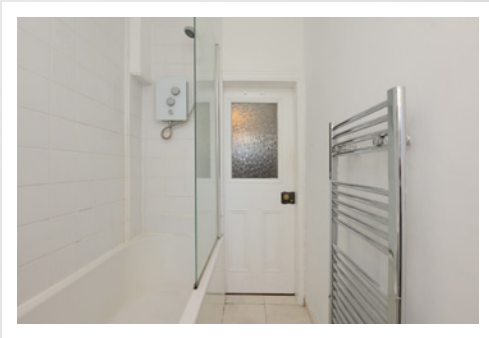




The accommodation further comprises two generous double bedrooms, both offering comfortable proportions and ample space for freestanding furniture. Completing the internal accommodation is a well-appointed bathroom fitted with a shower.

One of the property's most appealing features is the wealth of period charm that has been carefully preserved. Original fireplaces, decorative cornice work, traditional wooden flooring, and elegant architectural details combine to create a home of considerable character and distinction. These classic features are complemented by tasteful modern presentation.

THE BATHROOM



BEDROOM 1



BEDROOM 2



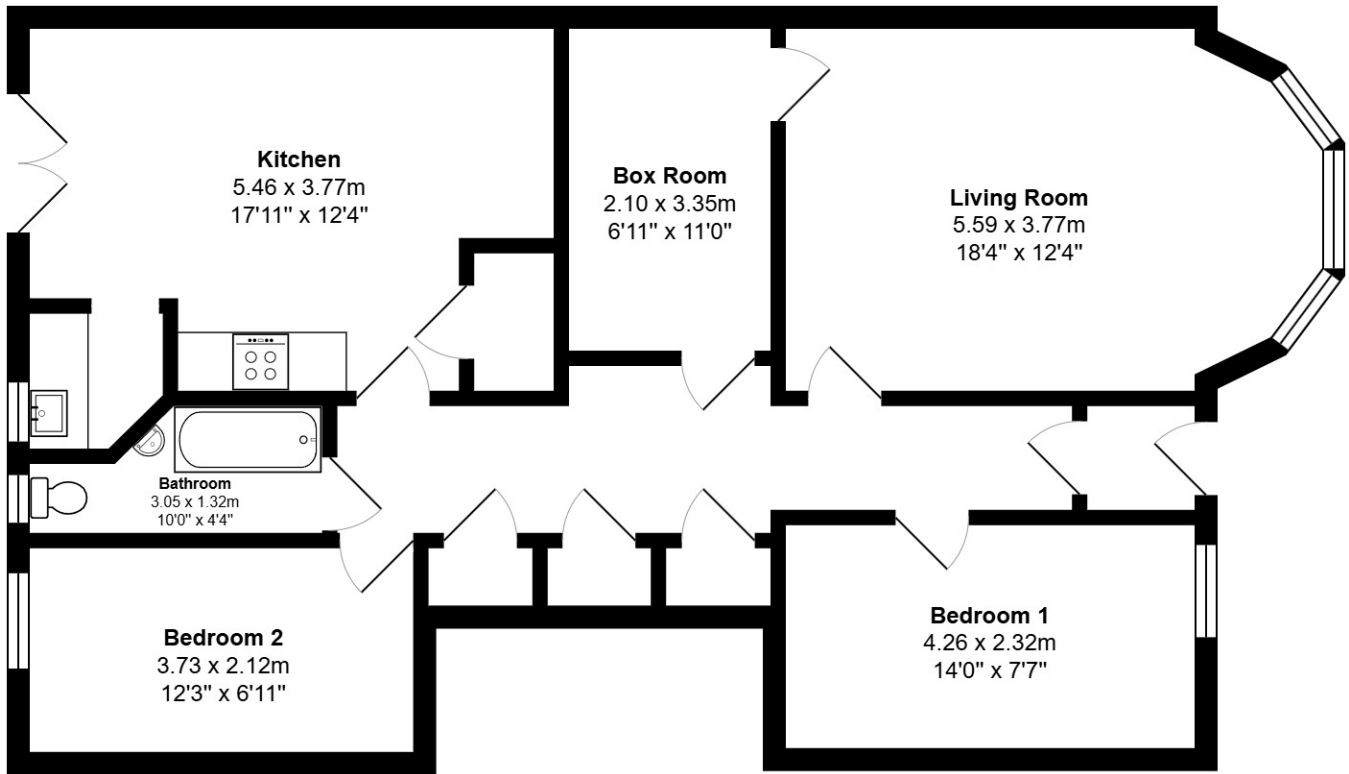
Externally, the private front and rear gardens offer valuable outdoor space rarely found with properties of this type, while the additional communal garden provides further opportunities to enjoy the outdoors.

This exceptional home successfully combines period elegance with modern comfort and practicality. Early viewing is highly recommended to fully appreciate the quality, character, and lifestyle opportunity on offer.

EXTERNALS

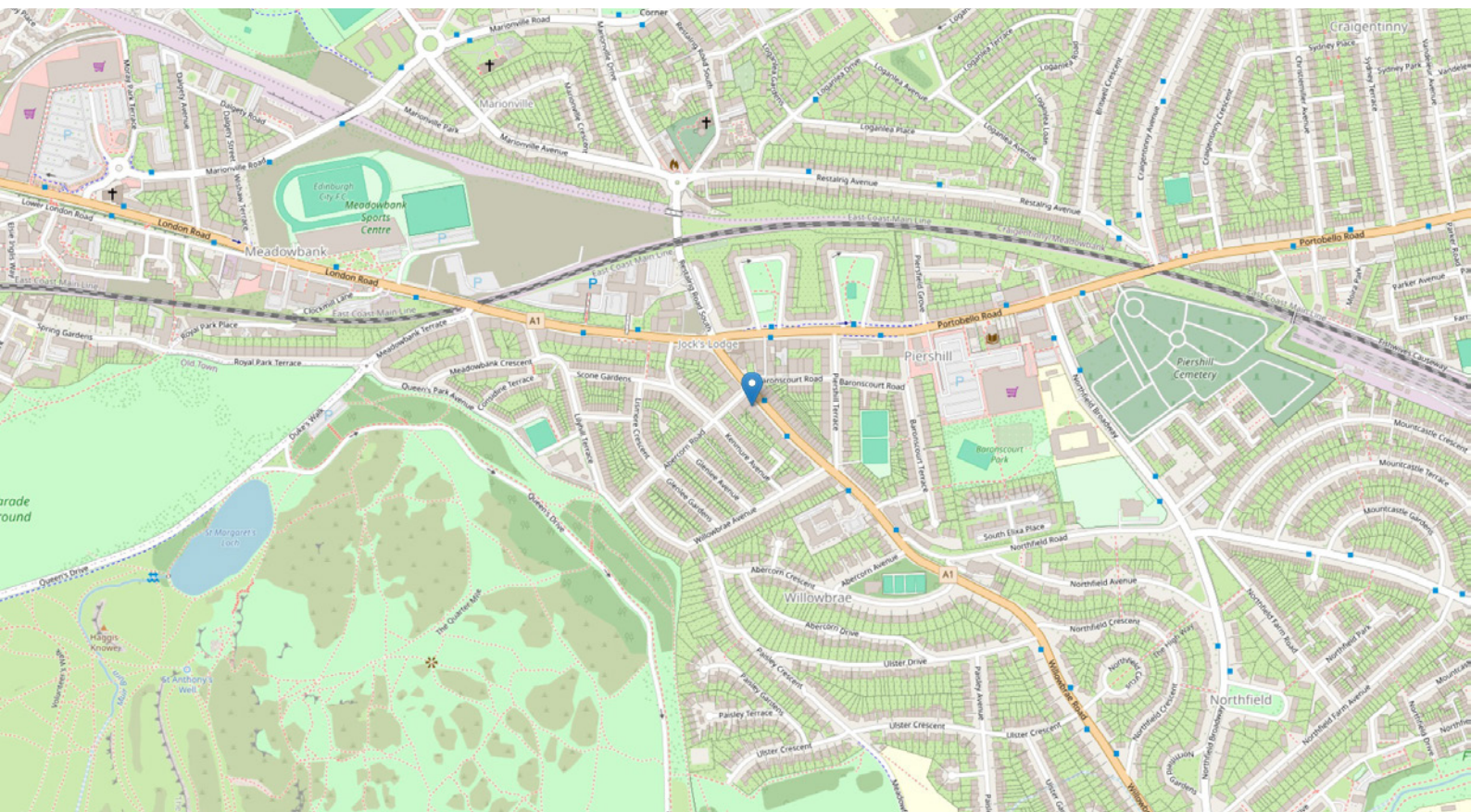


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 79m² | EPC Rating: D



THE LOCATION

Situated in the highly regarded Willowbrae district, this property enjoys an excellent position to the east of Edinburgh city centre, offering an ideal balance of urban convenience and outdoor lifestyle. The area is particularly popular with professionals seeking easy access to the city while benefiting from a wealth of local amenities and green space. Willowbrae Road is exceptionally well connected, with frequent bus services providing swift access to the city centre, Edinburgh's financial and business districts, and surrounding areas. For those commuting further afield, the nearby A1 offers direct links to East Lothian, the City Bypass, Edinburgh Airport and Scotland's wider motorway network.





Residents are well served by an extensive range of retail and everyday amenities. Meadowbank Retail Park, with its selection of supermarkets, national retailers and convenience shopping, is located nearby, while the vibrant neighbourhoods of Portobello, Leith and Edinburgh city centre offer an excellent choice of cafés, restaurants, bars and independent businesses.

The area also benefits from outstanding recreational opportunities. Holyrood Park and Arthur's Seat are within easy reach, providing some of Edinburgh's most iconic outdoor spaces for walking, running and cycling. Meadowbank Sports Centre offers a comprehensive range of fitness and sporting facilities, while Portobello's popular promenade and sandy beach are only a short distance away.

Combining excellent transport connections, superb leisure facilities and a wide range of local amenities, Willowbrae continues to be a highly desirable residential location for professionals and owner-occupiers alike.



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