

118/Flat 1 Willowbrae Road

DUDDINGSTON, EDINBURGH, EH8 7HW



Highly sought-after two-bed ground-floor flat with direct garden access



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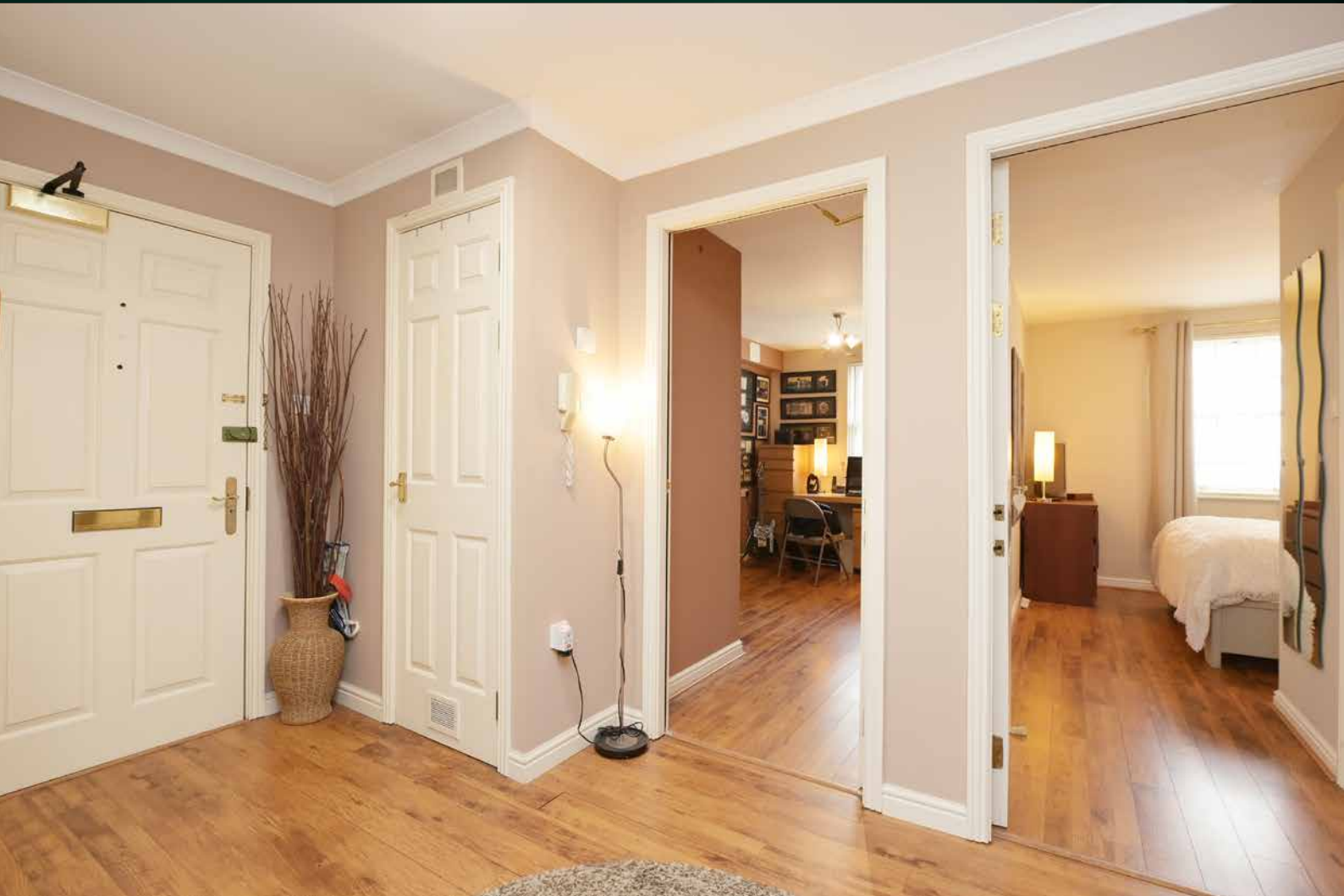


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McEwan Fraser Legal is delighted to present Flat 1, 118 Willowbrae Road, an impressive two-bedroom ground floor apartment enjoying a peaceful position within a highly regarded modern development. Beautifully presented throughout, the property offers generous proportions, stylish interiors and the benefit of a private garden alongside immaculately maintained communal grounds. Combining bright, spacious accommodation with exceptional outdoor space, it is perfectly suited to professionals, downsizers and anyone seeking low-maintenance living without compromising on space.

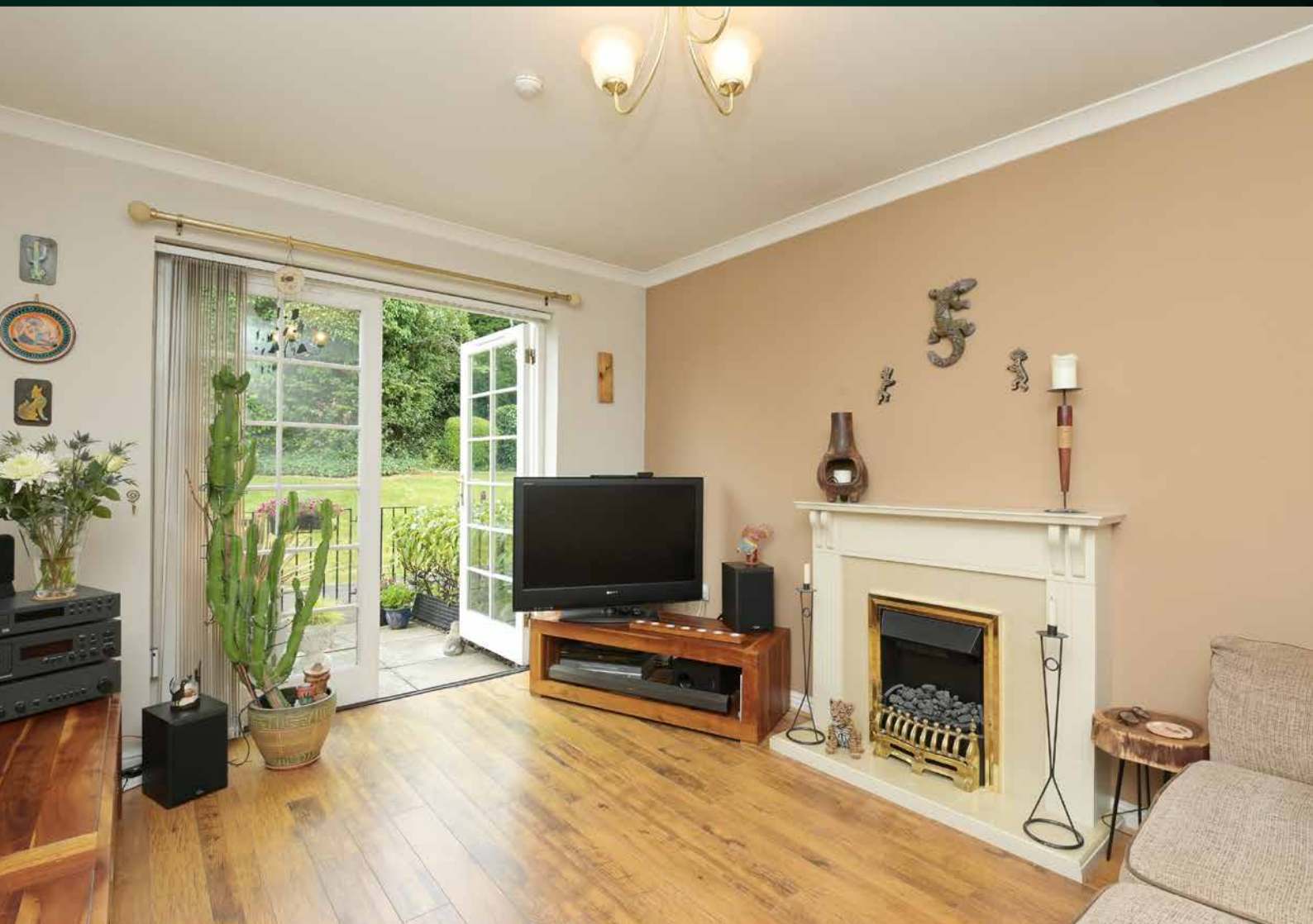
THE RECEPTION HALL



Stepping inside, the welcoming reception hall immediately showcases the quality and care with which the property has been maintained. Tasteful décor, quality flooring and a bright, airy feel continue throughout, creating a warm and inviting first impression.

The spacious living room is undoubtedly one of the standout features of the home. Flooded with natural light, it offers ample space for both comfortable everyday living and entertaining guests. French doors open directly onto the private garden which provides a wonderful outdoor retreat, offering the perfect space for al fresco dining, entertaining friends, gardening or simply relaxing in peaceful surroundings.

THE LIVING ROOM



THE KITCHEN

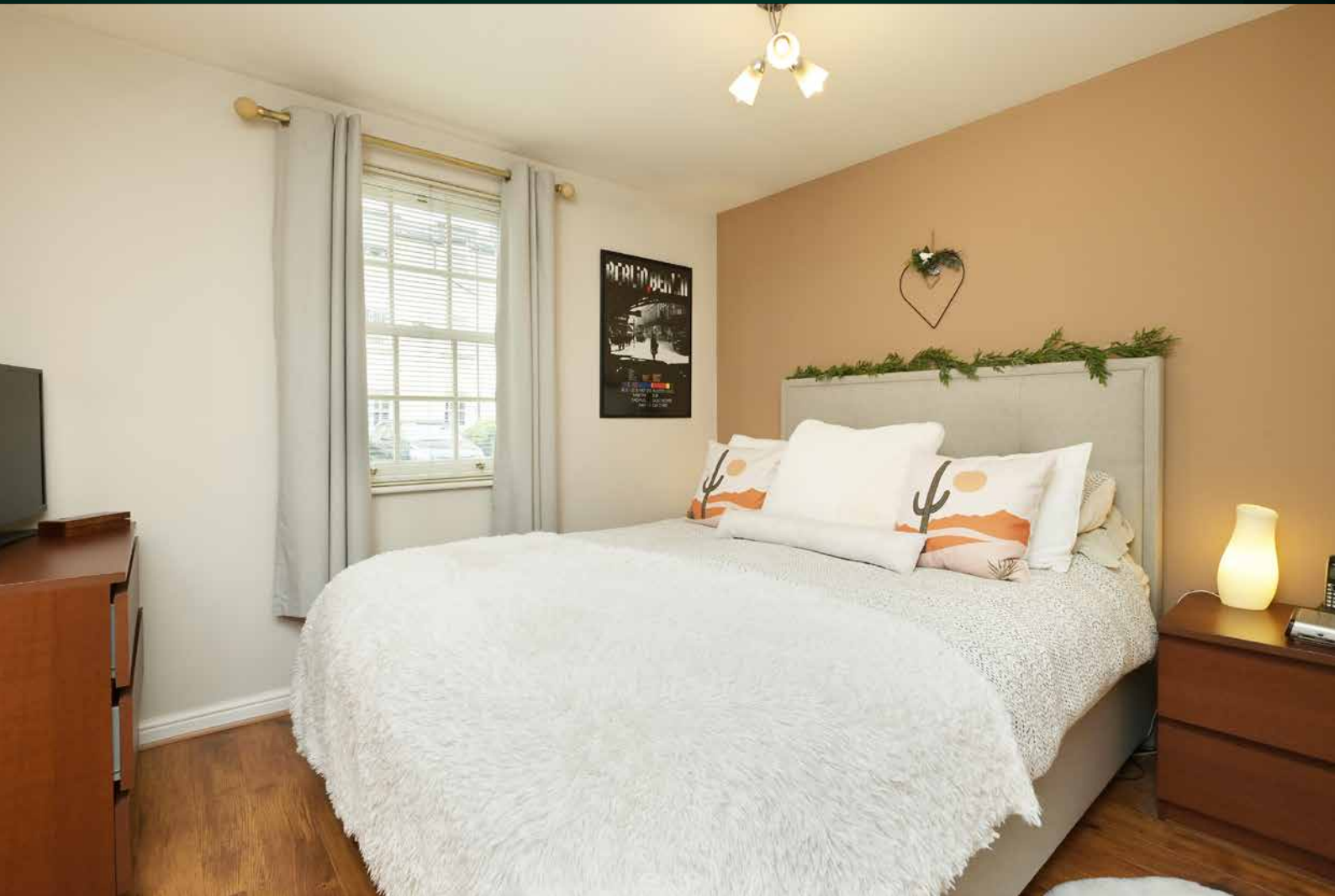


The dining kitchen is equally impressive, fitted with an extensive range of wall and floor-mounted cabinetry providing excellent storage alongside generous worktop space for food preparation. The spacious dining area creates the perfect setting for everyday meals or entertaining family and friends, while large windows flood the room with natural light, enhancing the bright and welcoming feel.



The principal bedroom is a superb double room offering excellent proportions and a calm, restful atmosphere. Fitted wardrobes provide excellent storage without compromising on floor space, while the en-suite shower room provides ease of living in this flat.

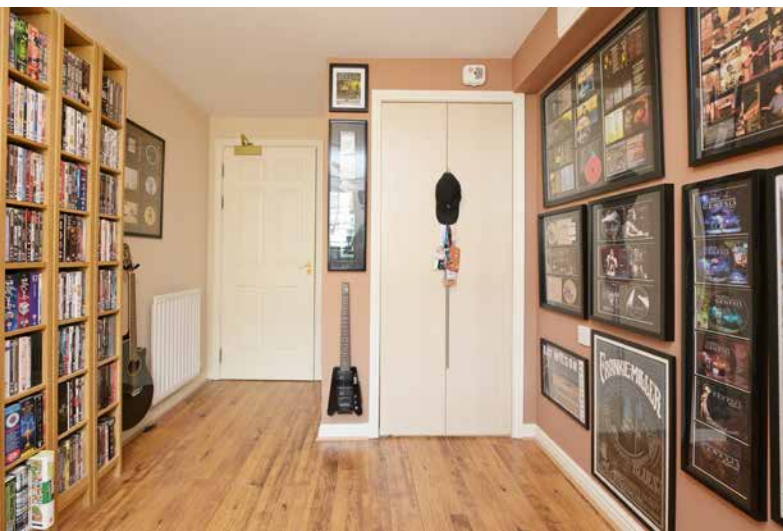
BEDROOM 1



BEDROOM 2

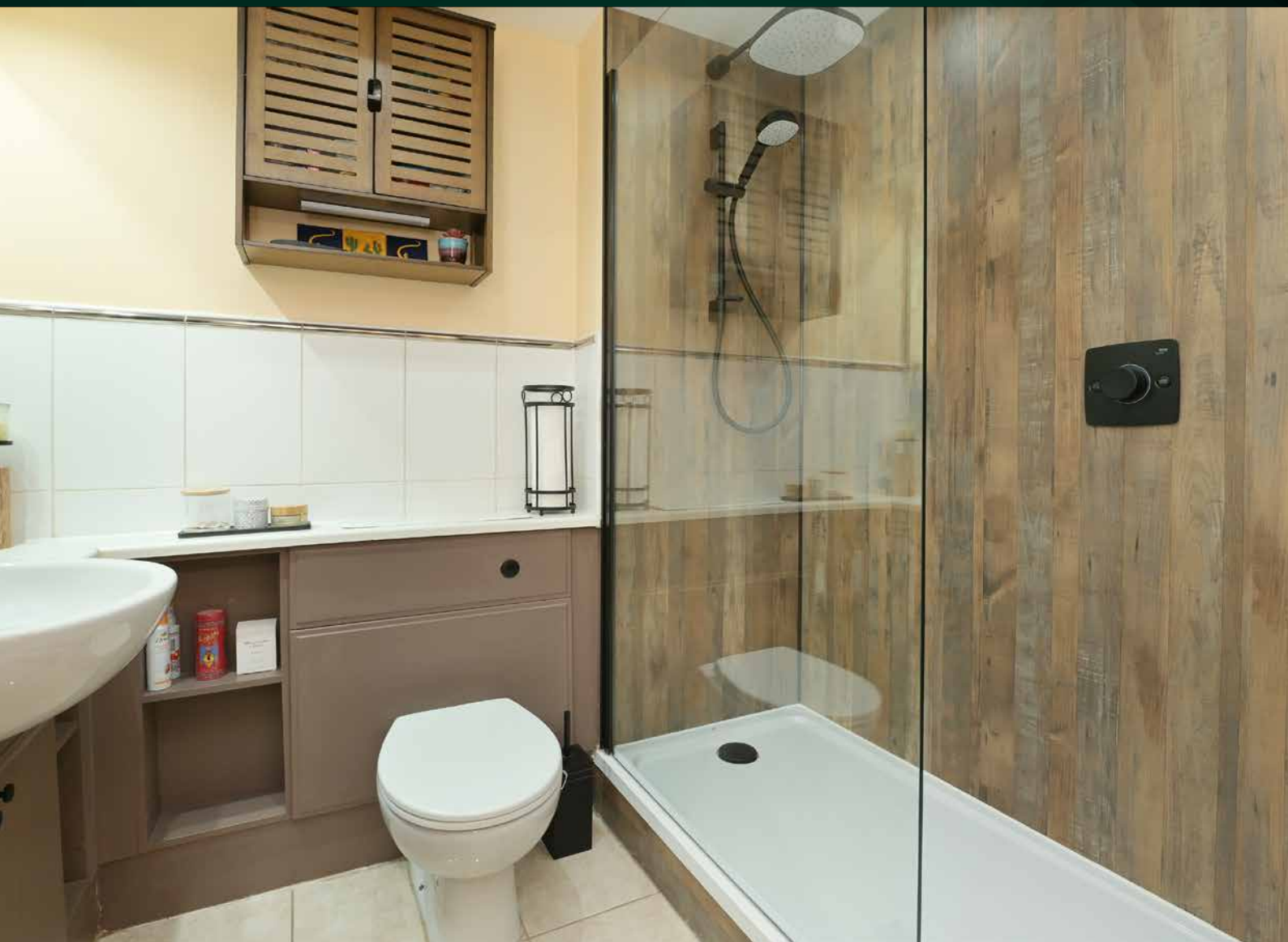


Bedroom two is another generous double room, currently configured as an impressive home office and music room, showcasing the versatility of the accommodation. Equally well suited as a guest bedroom, nursery or dedicated workspace, it offers buyers the flexibility to adapt the space to suit their own lifestyle.



Completing the accommodation, the main bathroom has been recently upgraded to a high standard and features a contemporary three-piece suite incorporating walk in shower, modern vanity storage and stylish finishes throughout.

THE BATHROOM



Externally, residents enjoy beautifully maintained communal grounds which create an attractive setting for the development. Direct access from the lounge to the gardens is a particularly desirable feature, providing a rare connection to the outdoor space that is seldom found in apartment living. The property further benefits from a private garden, allocated residents' parking, secure entry, double glazing, gas central heating and excellent storage throughout.

Beautifully presented throughout, this exceptional apartment offers spacious, flexible accommodation within a highly sought-after modern development. Combining stylish interiors, quality finishes, a private garden, direct access to beautifully maintained communal grounds and an enviable ground floor position, this is a home that will undoubtedly appeal to professionals, downsizers and first-time buyers alike.

EXTERNALS



THE LOCATION

Situated within the highly sought-after Willowbrae area of Duddingston, this property enjoys an enviable position to the east of Edinburgh city centre, offering an exceptional balance of city convenience and access to some of the capital's most picturesque outdoor spaces. The location has long been favoured by professionals, downsizers and first-time buyers alike, thanks to its superb transport links, abundance of local amenities and attractive residential setting. The property is exceptionally well connected, with regular bus services providing swift access to Edinburgh city centre, the Royal Infirmary, Edinburgh University campuses and surrounding districts. For those travelling further afield, the nearby A1 offers direct links to the Edinburgh City Bypass, Edinburgh Airport and Scotland's wider motorway network.





Residents are spoiled for choice when it comes to shopping, dining and leisure. Fort Kinnaird Retail Park is just a short drive away and offers an extensive selection of high street retailers, supermarkets, restaurants, cafés, a multiplex cinema and fitness facilities. Meadowbank Retail Park and Cameron Toll Shopping Centre are also within easy reach, while the nearby seaside suburb of Portobello provides an excellent choice of independent cafés, bars, restaurants and boutique shops.

The area is particularly renowned for its outstanding recreational opportunities. Holyrood Park, Arthur's Seat and the tranquil Duddingston Loch are all within easy reach, providing some of Edinburgh's finest walking, running and cycling routes. Figgate Park and the sandy promenade at Portobello Beach are also close by, offering beautiful green spaces and coastal walks to enjoy throughout the year.

Combining outstanding connectivity, a wealth of everyday amenities and access to some of Edinburgh's most iconic natural landmarks, Willowbrae continues to be one of the capital's most desirable residential locations. It is an ideal setting for those seeking a peaceful lifestyle without compromising on convenience.



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