




McEwan Fraser Legal
Solicitors & Estate Agents
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2/2 South Elixia Place

WILLOWBRAE, EDINBURGH, EH8 7PG

WILLOWBRAE

The property is located in the highly regarded Willowbrae area of Edinburgh, which lies to the East of the City Centre.

It is well positioned to take advantage of an excellent choice of amenities at Duddingston and Portobello. Further shops, banks and postal services are available at Meadowbank and Princes Street is only a short drive away.

Duddingston and Portobello offers a selection of bars and restaurants, whilst for the sports conscious Meadowbank Stadium and Arthur's Seat are located within easy reach.

Schooling is well represented from nursery to senior level including the highly regarded Parson's Green Primary School, Portobello High School and Holy Rood High School.

An efficient public transport network operates directly into the City Centre and surrounding areas. The city by-pass and main motorway networks are also within easy reach.



SOUTH ELIXA PLACE

We are delighted to offer to the market this two bedroom ground floor flat in a highly sought after area.

Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a small family.

In more detail, the property comprises: a welcoming entrance hall, allowing access to all accommodation. The fully fitted kitchen provides floor and wall storage with integrated four electric hob and free standing washing machine, dishwasher and fridge freezer. The sitting room with big bay window is a great family space flooded with natural light. The newly fitted bathroom benefits from a bath and an electric shower over head. Both bedrooms have fitted storage however provide plenty of space for a double bed and free standing furniture.

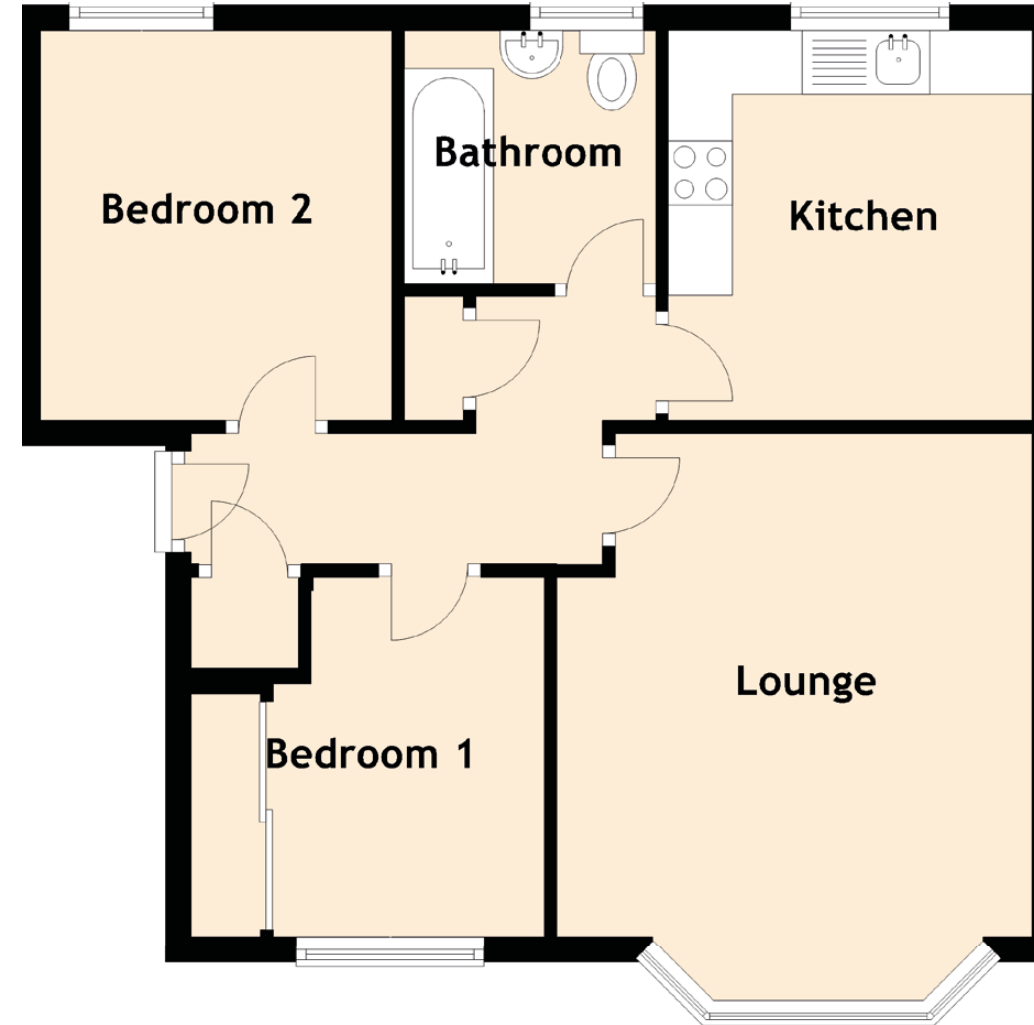
There are well-maintained private grounds and secure a secure entry system to enter the block.

This property also benefits from double-glazing, electric heating and an allocated parking space plus visitor bays.



“...GREAT FAMILY SPACE
FLOODED WITH NATURAL
LIGHT ...”





FLOOR PLAN

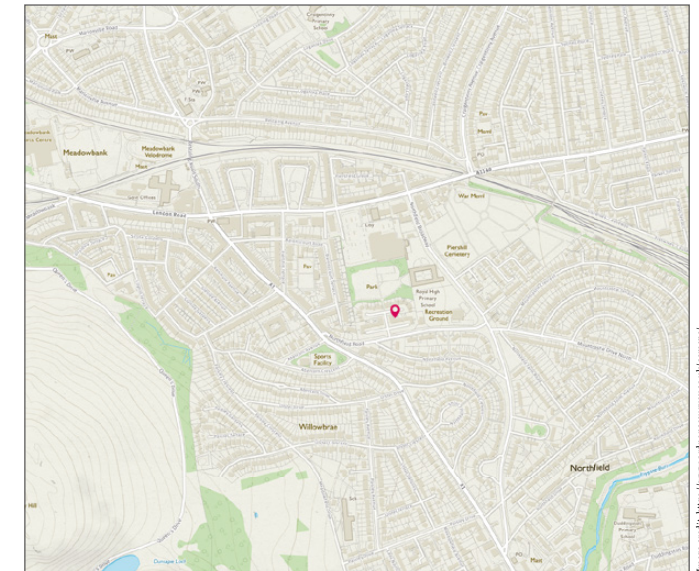
Approximate Dimensions (Taken from the widest point)

Lounge	3.96m (13') x 3.73m (12'3")
Kitchen	3.05m (10') x 2.85m (9'4")
Bedroom 1	2.83m (9'3") x 2.77m (9'1")
Bedroom 2	3.05m (10') x 2.75m (9')
Bathroom	1.98m (6'6") x 1.98m (6'6")

Gross internal floor area (m²): 55m²

EPC Rating: D

Extras (Included in the sale): All light fittings, floor fittings, curtains and blinds are included in the sale. Any other item may be made at separate negotiation.





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