

25-8 South Elixia Place
Willowbrae
Edinburgh
EH8 7PG





CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS





This is a bright and spacious top floor flat in a modern development ideally situated to the East Side of Edinburgh in the much sought after residential area of Willowbrae. Willowbrae offers good local shops and there is also a good choice of well-regarded schools available at both primary and secondary level along with a wide and varied selection of pre-school nurseries and playgroups in the area. A regular bus service operates to and from the City Centre and to most surrounding areas. The City By-pass is within easy reach and links you to the main motorway network.

Excellent leisure facilities are available including Meadowbank Sports Stadium, Portobello and Craighentilly Golf Courses, and both indoor and outdoor bowling centres. Also located within vicinity are Portobello Fitness Centre and swimming pool and Musselburgh Sports Centre. Private Health Clubs in the area are The Fountain Spa and Livingwell.



Entrance to the property is through a well-maintained common passage and stair. Internally the property is in excellent decorative order throughout and offers bright and spacious accommodation. The flat benefits from electric heating with recently installed Fischer radiators in the lounge and hallway. All curtains and blinds are included in the sale together with the integrated kitchen appliances. A large attic, complete with ladder access, lighting and power, provides excellent additional storage space.

The factors are Taylor & Martin Property Management, the quarterly account is approximately £250 which includes communal building Insurance, and maintenance of the communal areas and gardens. There is a private resident's parking space and visitor parking in the development.



PROPERTY DETAILS

- Entrance Hallway providing access to all rooms. Good sized storage cupboard. Hot water tank cupboard with storage. Entryphone handset. Attic access hatch with fold down ladder leading to large, partially floored, attic.
- Sitting / Dining Room with bay window to side and additional window to rear. Space for good sized dining table and chairs.
- Stylish and modern Fitted Kitchen with matching wall and base units. Integrated induction hob and oven. The washing machine, dishwasher, microwave and fridge/freezer are included in the sale. Ample worksurfaces with stainless steel sink with drainer and tiled splashback. Window to rear. Space for dining table and chairs.
- Large Double Bedroom window to side. Extensive built-in mirrored wardrobes with hanging space and shelving.
- Second Double Bedroom with fitted wardrobes. Window to rear.
- Third Double Bedroom with window to front.
- Contemporary Shower Room with white two-piece suite comprising inset wash hand basin and WC. Walk in shower compartment with mixer shower. Mirror. Extractor.



Viewing by appointment on 0131 524 3800



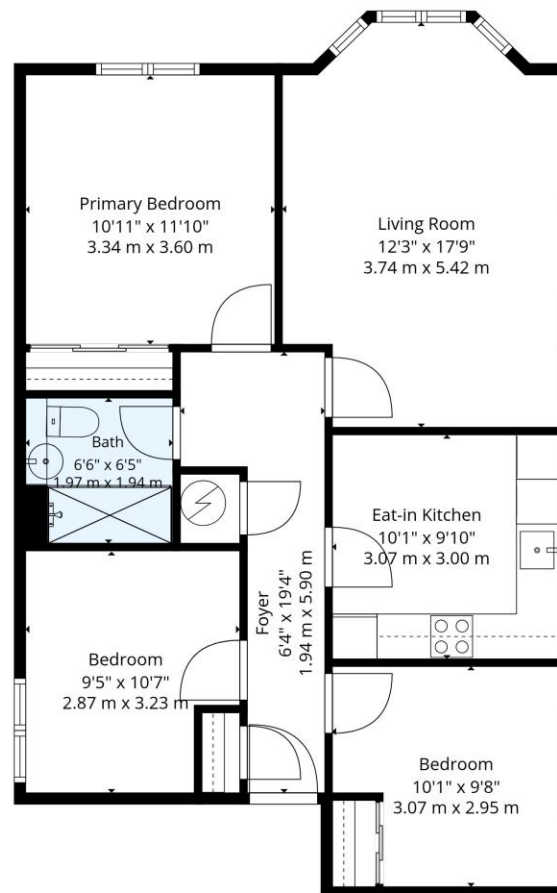




External
The property is set in tree lined and well-maintained landscaped garden grounds.

Allocated parking space. In addition there are off-street visitors parking spaces.





Energy Efficiency Rating: tbc
Council Tax Band: E

Total: 799 sq. Ft, 74 m2
Third Floor: 799 sq. Ft, 74 m2
Excluded Areas: Walls: 61 sq. Ft, 6 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

