





WILLOWBRAE

23 Glenlee Gardens,
EH8 7HG

VIEWING

Sunday 2–4pm, or by
appointment telephone 0131
247 1010

PRICE

Offers Around £270,000

Well presented terraced house with accommodation over three floors. The property is located in the sought-after residential location of Willowbrae. The accommodation which has been maintained and finished to a good standard throughout comprises at ground floor, hall, lovely bright sitting room with bay window to front with timber fire surround and living flame gas fire. Spacious double bedroom with built-in wardrobes with fitted shelving and hanging rails, having mirror fronted sliding doors with ensuite shower room with modern white WC, wash-hand basin which is inset into a vanity unit with storage below and wall mounted mirror and vanity light over. Separate shower cubicle with shower and folding screen doors. The accommodation on the first floor is accessed via a carpeted staircase with a deep storage cupboard at landing. Hatch to partially floored attic which has light and power. There are two double bedrooms, one to the rear with outlook beyond to the Firth of Forth (presently used as a sitting room). In addition there is a single bedroom which has a recessed storage cupboard. There is a modern bathroom with a three piece suite which comprises WC, bath and wash-hand basin which is inset into a vanity top with storage cupboard below. The lower level accommodation is accessed via a carpeted staircase from the ground floor. WC with wash-hand basin which is inset into a vanity top with storage cupboard below and separate WC. There is a spacious living/dining/kitchen. The living space is spacious and is open plan to the dining area which has patio doors which lead out to the garden. There is ample space for a table and chairs. The kitchen area is fitted with a good range of Kitchens International modern top and base units with under pelment lighting, drawer storage and integrated gas hob and electric oven. Fitted quartz worktops with inset sink. There are illuminated ornamental shelves. There is a utility room located off the kitchen which has fitted shelving and houses the automatic washing machine and fridge/freezer. The property has well maintained gardens to both the front and rear. Electric (wet) central heating which is on Scottish Hydro's Economy 10 tariff. Double glazing.

LOCATION

This property is situated in the popular residential area of Willowbrae, about two miles to the east of the city centre. The area is well served by frequent bus services and access to the city bypass can be gained from the A1. Willowbrae and the neighbouring areas of Jocks Lodge and Meadowbank, all within walking distance, have an excellent selection of local shops, bars, banks and a post office. There are supermarkets at Meadowbank Retail Park and off Portobello Road. Excellent leisure facilities are offered at nearby Meadowbank and also at Holyrood Park.

FIXTURES AND FITTINGS

Extras to be included in the price are all fitted carpets, the two sofas and chair in the lower level living room along with the blinds, curtains, light fittings, automatic washing machine and fridge/freezer sofa and chairs in the sittingroom. Please note that other items may be available by separate negotiation.

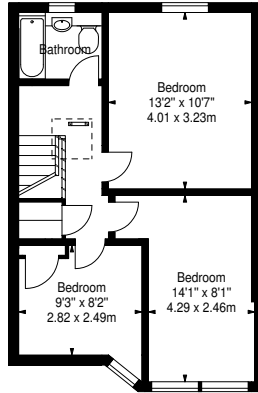
GARDENS

Well maintained gardens to both the front and rear. The rear garden is fully enclosed. There is a paved patio area and planted borders. Garden shed. There is gate access to the rear lane. The garden also has drying facilities.

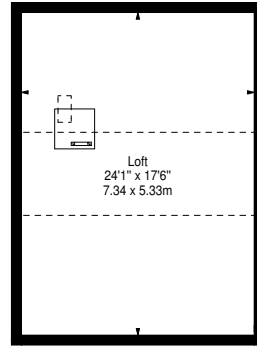
PARKING

There is ample on-street parking within the area.

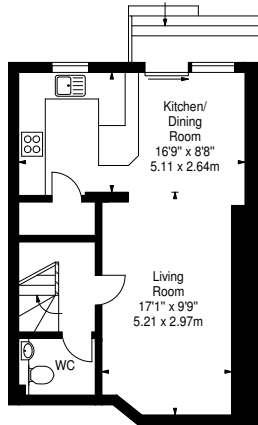
Glenlee Gardens, EH7 8HG
 Approx. Gross Internal Area
 1775 Sq Ft - 164.90 Sq M



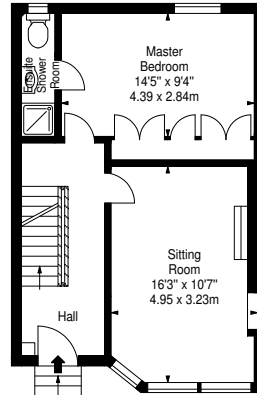
First Floor



Second Floor



Lower Ground Floor



Ground Floor

For identification only. Not to scale.
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MORTON FRASER LLP

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Tel: 0131 247 1010

1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

