

46 Willowbrae Road,  
Edinburgh  
EH8 7HA

cameron stephen  
solicitors & estate agents



### accommodation

- Entrance Vestibule & Hall
- Bay windowed sitting room
- Dining kitchen
- Utility room
- 2 Double bedrooms
- Boxroom / study / walk in wardrobe
- Bathroom

### features

- Gas central heating
- Some secondary glazing
- Wood floors
- Exceptional storage
- Working fireplace
- Period features
- Private garden

### description

Beautifully presented main door flat with private garden to the rear and access to a communal garden. The accommodation comprises entrance vestibule with terazzo tiled floor, spacious entrance hall with 3 storage cupboards, bay windowed sitting room with feature fireplace and open fire, large box room / study / walk in wardrobe, dining kitchen with french doors to the private rear garden, utility room, 2 double bedrooms and bathroom with shower. The property benefits from a wealth of period features and has been freshly decorated and is offered for sale in move in condition. It should be viewed to be fully appreciated.

### further information

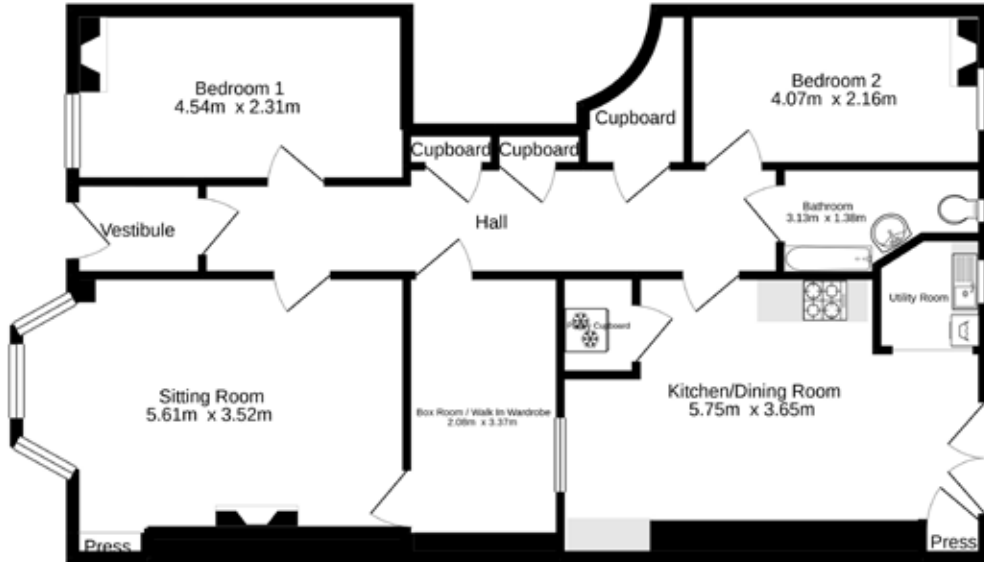
EPC Band: D  
 Home Report Value £285,000  
 Items to be included: Wardrobes, kitchen appliances & blinds.  
 Some items of furniture may be available by negotiation.

### asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at [www.cameronstephen.co.uk](http://www.cameronstephen.co.uk)



Ground Floor  
91.0 sq. m. approx.



TOTAL FLOOR AREA: 91.0 sq. m. approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with MetreX (2020)



cameron stephen & co  
 14 constitution street,  
 edinburgh eh6 7bt  
 0131 555 1234 fax: 0131 555 2299  
 property@cameronstephen.co.uk  
 www.cameronstephen.co.uk