

RALPH HENDRIE LEGAL

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"SET IN A STUNNING DEVELOPMENT,
CLOSE TO HOLYROOD PARK, IS THIS
STUNNING TWO BEDROOM FIRST
FLOOR APARTMENT"

Offers Over
£235,000

www.ralphhendrie.legal



Set within an exclusive development, with beautifully landscaped grounds, is this two-bedroom two-bathroom first-floor apartment. This prime address lies a short stroll to the wide open spaces of Holyrood Park and offers easy access into the city. The apartment starts into an airy hallway; incorporating built-in storage. Situated to the rear of the property and offering plenty of room for comfortable lounge furniture is a bright living room. Enjoying a warm décor and soft carpeting underfoot, the room is lit by floor-to-ceiling windows, flooding the room with natural light. Next door, a contemporary kitchen incorporates space for a seated dining area and is equipped with a wide range of pale gray 'shaker' style cabinets and gleaming metro tiling and has built-in hob, oven and S/S chimney hood, along with an integrated fridge/freezer. There are two excellent double bedrooms; both have built-in wardrobes, whilst the master bedroom has the added luxury of its own en-suite shower room. Finally, an immaculate bathroom, comes complete with a bathtub with a shower fitted over and glass screen. Gas central heating and double glazing are fitted throughout. Externally, there is ample resident parking - the flat comes with three permits.



Please call 0131-370-0470 to make an appointment to view



or you can email us at viewings@ralphhendrie.legal





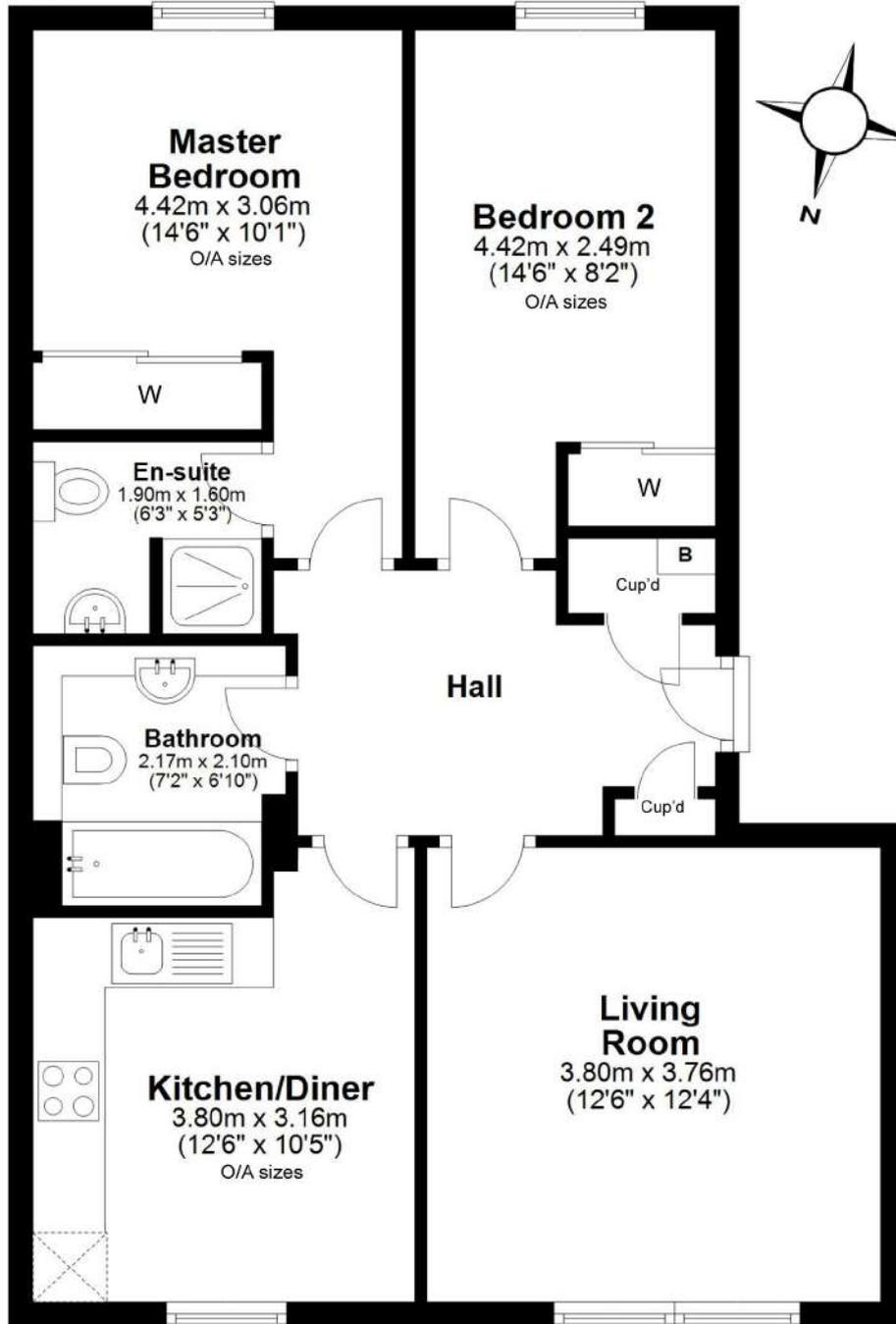
WILLOWBRAE

Willowbrae is a popular and well established residential area, east of the city centre. Close to a number of open parkland, including Holyrood Park, Arthurs Seat and Figgate Park, as well as the charming Duddingston Village and Duddingston Loch. A good range of local amenities are available within the area, along with Meadowbank Retail Park, a Morrisons and Asda store. More extensive shopping is found at Fort Kinnaird, which includes a Marks & Spencer and Odeon Cinema. A good selection of both primary and secondary schooling is available. Good transport links into the city centre by way of a regular bus service and the A1 and city by pass can be easily reached by car.



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FRONT



First Floor

Approx. 65.3 sq. metres (703.0 sq. feet)



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