



4/ 2 South Elixia Place

Willowbrae

Edinburgh, EH8 7PG

Offers Over £195,000

A nicely presented ground floor flat, quietly positioned in a well-established modern development, ideal for accessing abundant shopping options, transport links, schools and green spaces.

Key Features

- Living Room with Bay Window
- Dining Kitchen
- 2 -Double Bedrooms
- Modern Shower & WC
- Hallway
- Generous Integral Storage
- Double Glazing
- Electric Heating
- Light, Neutral Decor
- Factored Development
- Allocated Resident's Parking



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The Willowbrae/Northfield Neighbourhood

This popular residential area enjoys a privileged position close to Holyrood Park and seamlessly combines classic character with modern comfort. Everyday amenities are close to hand, with larger shopping destinations such as Meadowbank Retail Park and Fort Kinnaird within easy reach. Outdoor and leisure enthusiasts will love the proximity to Holyrood Park, Baronscourt Park, the new Meadowbank Sports Centre, Abercorn Sports Club, and Portobello's sandy beach.

Excellent transport links include regular bus services along Willowbrae Road offering swift connections to the city centre, and easy access to the City Bypass for travel beyond. Schooling is well catered for with Parson's Green Primary, Royal High Primary, Portobello High School, and Holy Rood RC High all nearby.

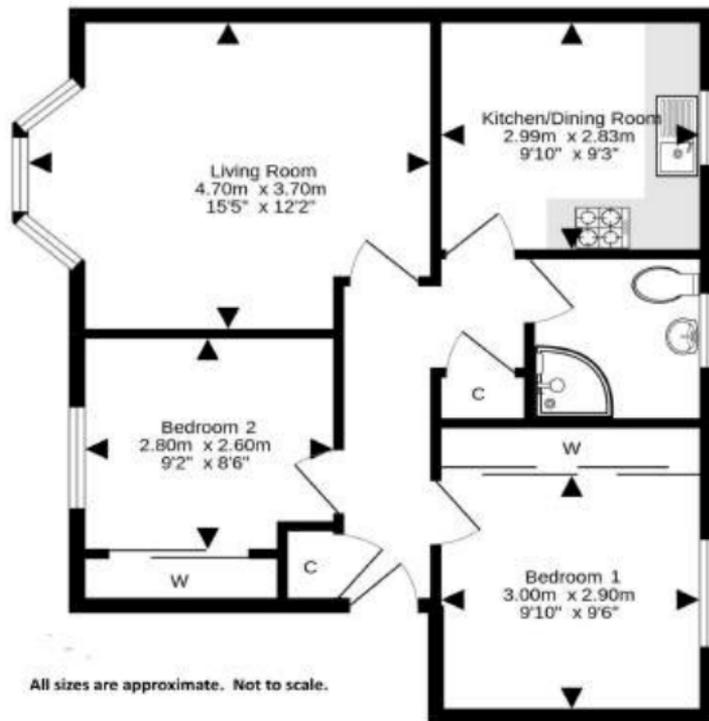
Quietly situated within a well-established modern development, this attractively presented two-bedroom ground floor flat offers an ideal blend of comfort, convenience, and accessibility. Perfectly positioned for transport links, abundant shopping options, schools and nearby green spaces, it will appeal equally to first-time buyers, downsizers, and young families seeking a relaxed lifestyle in a friendly community.

Stepping inside, a welcoming entrance hall with two integrated full-height cupboards provides excellent storage and leads to a bright bay-windowed living room that enjoys an outlook that takes in the manicured communal grounds. The fitted kitchen, with space for dining, combines practicality and style, featuring plentiful storage, a Bosch electric hob and oven, fridge, freezer, and washing machine. Light-toned finishes with contrasting worktops, directional spotlights, and neutral décor complement the natural light.

Both double bedrooms are well appointed, each offering full-height, triple sliding-door wardrobes that provide generous storage. Bedroom 1 includes a bed, while Bedroom 2 comes with a useful bookcase cabinet. The modern shower room enjoys a contemporary finish, comprising a spacious corner shower enclosure with electric unit, white sanitaryware, and fitted shelving.

Additional features include electric heating, double glazing, a main door entry-phone system, and neutral décor throughout, ready for immediate occupation. Externally, the communal grounds are neatly maintained by factors, Taylor & Martin, and there is allocated private parking for residents.





All sizes are approximate. Not to scale.

Floor Plans

“A very professional service. Communication and understanding of our needs was excellent, and agreements clearly defined. I would not hesitate to use their services again.”

(Patrick Lowe, Abbeyhill)

Making the Most of Your Property Search

Every stage of your property journey matters. Here are some friendly tips to help you navigate the search process effectively and considerately.

HOME REPORT OR VIEWING FIRST?: It's a common question, and there's no absolute, right or wrong answer. Home Reports offer valuable insight into a property's condition, but they can sometimes highlight issues in a way that feels **overly cautious**. So, some people decide against viewing a property without fully understanding the true nature of issues they perceive to be too negative. Additionally, Home Reports don't cover other, equally important aspects like the **neighbourhood, atmosphere, or layout**—all of which can only be truly appreciated in person.

If you're intrigued by a property, consider booking a viewing early on. Seeing it for yourself can help put the details of the Home Report into context and give you a more balanced impression, not just of the property, but also of Home Reports generally.

ARRANGING A VIEWING: There are often a few ways to book an appointment. If a phone number is provided, it's usually the quickest and simplest way to find a mutually convenient time. In any case, follow the booking instructions shown on the website. Booking a viewing isn't a commitment to buy—it's **simply your chance to explore the property**, so don't be bashful! Just remember that sellers and agents may have other commitments, so a little flexibility goes a long way.

BE COURTEOUS WITH COMMUNICATION: If you've requested information or expressed interest in viewing but change your mind, that's perfectly fine—**just let the other party know**. Texting can be a good option. A quick message saves time and avoids unnecessary follow-ups. It's a small courtesy that's always appreciated.

DURING THE VISIT: You're stepping into someone's home, so punctuality and respect make a big difference. **If you're running late, give a quick call or text**. There may be other viewers scheduled before or after you, so sticking to your appointment time helps everyone stay on track.

AFTER YOUR VIEWING: Prospective buyers are strongly advised to have their solicitor **note interest as soon as possible**, especially where a closing date may be set

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Any offer should be made using the Combined Standard Clauses. Confirmation of what is included in the sale should be obtained via your solicitor. No services, appliances, or systems have been tested, and no warranty is given as to their condition or compliance with regulations. Council Tax banding should be verified with the relevant local authority.

These particulars do not form part of any contract. All information is provided in good faith and believed to be correct, but is not guaranteed. Prospective purchasers should not rely on them as statements of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy and the suitability of the property.

The seller is not bound to accept any offer, including those at or above the Fixed Price, where applicable. All content within this document is the copyright of Aikman Bell, Solicitors & Estate Agents, and may not be used or reproduced without written consent.