



11 Abercorn Road

Edinburgh, EH8 7DD




Offers Over £365,000

A Highly Attractive Main Door Gable-End Flat Offering Spacious & Well-Appointed Accommodation in a Neighbourly Location Convenient for Schools, Shopping and Transport

Key Features :

- Bay-Windowed Living Room
- Spacious Kitchen/Dining
- Two Double Bedrooms
- Bedroom 3/Nursery/ Office
- Recently Installed Bathroom
- Hallway, Vestibule & Integral Storage
- Utility Room
- Period Features
- Neutral Decor
- GCH & DG
- Private Gardens



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Set within an appealing blonde & red sandstone tenement, this beautifully presented main-door flat enjoys a peaceful yet highly convenient position in the established Willowbrae neighbourhood, moments from Holyrood Park. The property offers a superb balance of generous proportions, period character, and thoughtful modern upgrades, making it a particularly appealing home for families, professionals, or anyone seeking quality space within easy reach of the city centre.

The accommodation is immediately welcoming, entered via a traditional tiled vestibule leading to the inviting hallway that offers three integrated cupboards and access to all rooms. A striking bay-windowed living room sets the tone, enhanced by polished floorboards, ornate corning, a working fireplace with an impressive stone mantle, plus tasteful plantation shutters that complement the home's light, neutral décor.

The large kitchen is both stylish and practical, fitted with attractive units offering abundant storage and workspace, plus a dining recess. Integrated appliances include a gas hob, electric oven, dishwasher, and full-height fridge-freezer, while a Belfast style sink adds a touch of period charm. A generous walk-in pantry and traditional Edinburgh press provide further integrated storage and flexibility. Off the kitchen, a bright utility room includes a second deep sink, space for laundry appliances, and a useful clothes pulley, plus access direct to the enclosed rear garden.

There are two comfortable double bedrooms, the larger enjoying a quiet gable-end outlook and presently accommodating a *super-king* bed and furnishings. The second double bedroom lies to the front and features a clever built-in mezzanine alcove for storage or an occasional bed. A third bedroom overlooks the garden and offers flexibility as a nursery, study, or guest room.

The recently renewed bathroom combines classic simplicity with modern comfort, including sleek white sanitary ware, rainfall shower over bath, concealed drawer storage, and coordinated wall and floor tiling.~

To the rear, the southerly-facing private garden provides a low-maintenance outdoor space with patio area, raised flower beds, and a secure shed. A modest front garden enhances the building's kerb appeal.

Gas central heating (a modern *combi* boiler, installed only 2 years ago), double glazing and underfloor insulation ensure energy efficiency and comfort year-round.









The Neighbourhood – Willowbrae

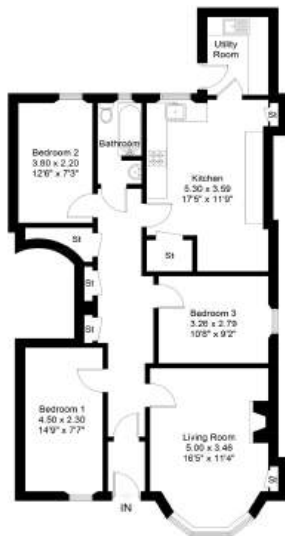
Willowbrae is a highly regarded residential area, hugging the eastern slopes by Holyrood Park. The neighbourhood generally combines tree-lined streets and period architecture with a strong sense of community and excellent local amenities. Independent shops, cafés, and everyday services are all within easy walking distance, while larger retail outlets can be found at nearby Meadowbank Retail Park or Fort Kinnaird.



Outdoor and leisure enthusiasts will appreciate proximity to Holyrood Park, the new Meadowbank Sports Centre, Abercorn Sports Club, and Portobello's sandy beach and swim centre.

Regular bus services along Willowbrae Road and London Road provide quick connections to the city centre and beyond, while excellent road access makes the City Bypass easily reachable.

Local schooling is well provided for, including Parson's Green Primary, Royal High Primary, Portobello High School, and Holy Rood RC High.



Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point.
Not to scale.

“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.