

OFFERS OVER £230,000

6/1 Moray Park Terrace
Edinburgh, EH7 5TN

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Solicitors & Estate Agents



- 3 bed ground floor flat in great location
- Spacious living room and separate kitchen
- Master bedroom with en suite
- Two further good sized bedrooms and family bathroom
- Gas central heating and double glazing
- Secure entry system and residents parking
- Council Tax Band E
- EPC C

Description

Situated in a popular and convenient area, this bright and spacious (80sqm) ground floor flat offers comfortable and well-laid out accommodation, ideal for first time buyers and investors alike. The property benefits from a secure entry system and parking space. The dual aspect living room offers a welcoming space with plenty of natural light perfect for relaxing or entertaining guests. A separate fitted kitchen provides ample storage and workspace, along with room for freestanding appliances. There are three well-proportioned bedrooms, with the master bedroom featuring an en suite shower room for added convenience. The two others bedrooms are also generously sized, making it ideal for guests, a home office, or additional storage. The property further benefits from gas central heating and double glazing throughout, ensuring year-round comfort. Externally, there is residents' parking available, along with well-maintained communal grounds.





Managing Agent

The building is factored by Hacking & Patterson, with management fees currently around £172 per quarter, covering general maintenance of the communal areas and grounds and a block insurance policy.

Location

Abbeyhill enjoys an ideal location with some of the capital's top attractions like the Royal Mile, Parliament, Holyrood Palace and Arthur's Seat, all on your doorstep, with The Shore and Portobello districts only a short distance away as well. There is a wide range of independent shops, boutiques, cafés, eateries and pubs in the immediate area. Large retail and fast-food outlets such as Sainsbury's are on offer a stone's throw away, at Meadowbank Shopping Park. With the city centre being within walking distance, worldclass shopping and entertainment are easily accessible. London Road boasts superb public transport links with very regular day and night buses connecting you to all parts of the city. Waverley train station is just a short distance away, making commuting from Abbeyhill fast and convenient. For the outdoor enthusiast, Arthur's Seat, Calton Hill and Holyrood Park all offer vast open spaces and spectacular panoramic views of the city. Edinburgh cycle paths are also close at hand. Meadowbank Sports Centre provides state-of-the-art sports facilities, including indoor and outdoor athletic tracks and a range of gyms and fitness studios.

Home Report

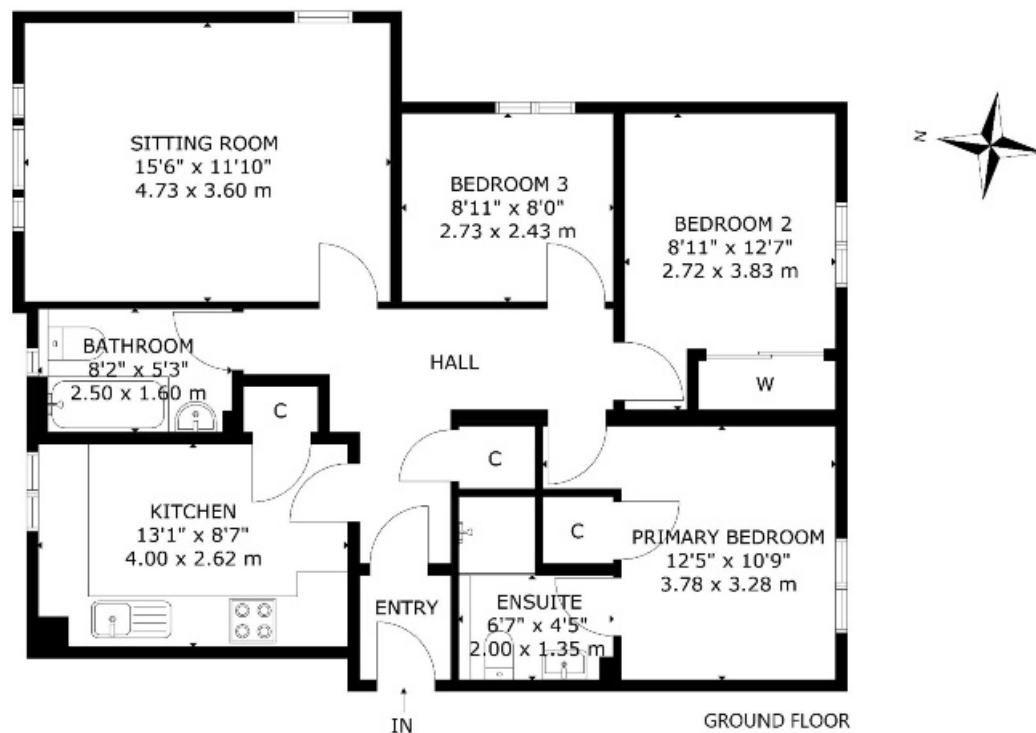
The property has been valued at £240,000 and the Home Report is available from the ESPC website.

Council Tax and EPC

The property has a Council Tax band E and a C rated EPC.

Viewing

To view telephone Agent 0131 229 3399



6/1 MORAY PARK TERRACE, EDINBURGH EH7 5UG
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 857 SQ FT / 80 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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