

# 30/14 ABBEY LANE

Abbeyhill, Edinburgh, EH8 8JH

## DUPLEX PENTHOUSE *in Abbeyhill*



30/14 ABBEY  
LANE



**GILSON GRAY**  
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# PANORAMIC CITY SKYLINE VIEWS



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**PROPERTY NAME**

30/14 Abbey Lane

**LOCATION**

Abbeyhill, Edinburgh, EH8 8JH

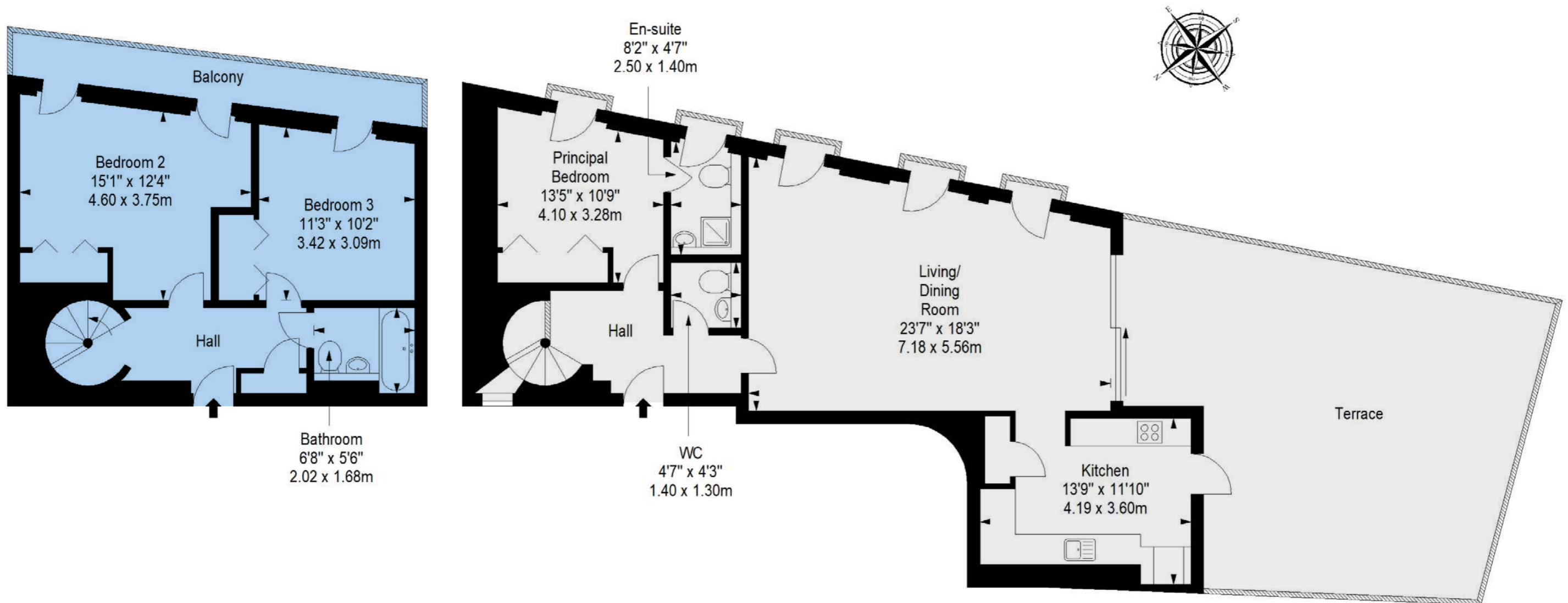
**APPROXIMATE TOTAL AREA:**

115.7 sq. metres (1245.4 sq. feet)

FIFTH-FLOOR

SIXTH-FLOOR

The floorplan is for illustrative purposes.  
All sizes are approximate.



# WELCOME TO 30/14 ABBEY LANE

This three-bedroom, two-bathroom penthouse apartment forms part of an established development in Abbeyhill, arranged over the fifth and sixth/top floors and presented in a move-in condition, with modern fixtures and fittings and neutral décor. The apartment boasts breathtaking views of the city skyline and its iconic landmarks, as well as enjoying a wealth of sunny natural light through southeast- and southwest-facing windows.

## GENERAL FEATURES

Fifth and sixth/top floor duplex penthouse apartment in Abbeyhill  
Well-presented, modern interiors and neutral décor  
Filled with sunny natural light and boasting iconic, panoramic city skyline views  
EPC Rating - C | Council Tax band - F

## ACCOMMODATION FEATURES

Secure shared entrance and lift service  
Welcoming hallway with built-in storage and second hall with WC  
Generous living/dining room with ample sunny light and access to a private terrace  
Well-appointed kitchen, also with access onto terrace  
Three double bedrooms with built-in wardrobes  
One en-suite shower room  
Separate stylish bathroom with shower-over-bath

## EXTERIOR FEATURES

Large private terrace with views of Calton Hill and Arthur's Seat  
Second private balcony overlooking Arthur's Seat  
Secure underground car park with an allocated space



# Views of the city skyline and its iconic landmarks, including Calton Hill and Arthur's Seat



# SECURE

## shared entrance

A secure shared entrance and a lift (or stairs) takes you to the flat's front door on the fifth floor, where you are welcomed inside by an inviting hall with built-in storage, immediately setting the tone for the immaculate interiors to follow with neutral décor and warm wood-styled flooring. The sixth floor also has its own entrance from the stairwell, into a second hallway with a WC.





# FABULOUS OPEN SPACE

for everyday life and entertaining

The reception room occupies an exceptionally generous footprint, allowing for endless configurations of both lounge and dining furniture, and continues the welcoming impression set in the hallway with the same pared-back décor and flooring. The room is lit by a wealth of southeast- and southwest-facing glazing, with three French windows ornamented by Juliet balconies, and wide patio doors affording access to a private terrace. The windows and doors also frame views of the iconic surrounding landmarks, creating a tranquil backdrop for relaxing in the evening or for gatherings with guests.





A Well-appointed

# COOKING ZONE

The kitchen is fitted with a wide range of wall and base cabinets, spacious wood-styled worktops, and splashback panels. It is illuminated by a large southwest-facing door, capturing sunny natural light throughout the day, framing far-reaching views, and opening out onto the private terrace – perfect for alfresco dining and summer barbecues!







# THREE TRANQUIL

well-proportioned  
sleeping areas



**THE SLEEPING  
AREAS ARE ALL  
NEUTRALLY  
DECORATED  
AND CARPETED  
FOR OPTIMUM  
COMFORT**



The apartment's three bedrooms are all well-proportioned, offering plenty of space for freestanding furniture, with floorspace maximised by large built-in wardrobes in each room. The sleeping areas are all neutrally decorated and carpeted for optimum comfort underfoot, whilst the principal has the added luxury of an en-suite shower room. The bedrooms also allow space for a study area, if desired, ideal for those who need a quiet space for homeworking. Two of the bedrooms are located on the fifth floor and open onto a small private balcony overlooking Arthur's Seat.







## Two modern **WASHROOMS**

The principal bedroom's en-suite comprises a corner shower enclosure, a pedestal basin, and a WC, whilst a separate bathroom completes the accommodation on offer and features a bath with an overhead shower, a WC-suite, and a chrome towel radiator, all enveloped in stylish grey wall tiling.

# OUTDOOR SPACE & PARKING

## Fabulous private terrace, balcony, and allocated underground parking

The flat enjoys a large private terrace, paved for easy upkeep and offering ample space for outdoor furniture and boasting panoramic views of the city, encompassing the iconic Calton Hill and Arthur's Seat. There is a smaller balcony off the second and third bedrooms, also enjoying a wonderful vista of Arthur's Seat and Salisbury Crag. The development offers residents secure underground parking, with an allocated space for the apartment.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, dishwasher, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

**Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.**



# Wonderful panoramic views of the city skyline and its iconic landmarks







  
30/14 ABBEY  
LANE



KEEP CLEAR



# DESIRABLE

location in the capital's New Town area



Situated close to Edinburgh's iconic Royal Mile, Abbeyhill offers easy access to the world-class entertainment and shopping found in the bustling heart of the capital. The area is currently enjoying a surge in popularity thanks to the wealth of independent shops and vibrant restaurants, pubs, and cafés in the immediate area. It also benefits from being close to the thriving amenities of Leith Walk and Easter Road, as well as Meadowbank Retail Park, which boasts a Sainsbury's, Marks & Spencer's Food Hall, and TK Maxx, plus a number of additional high-street stores and fast-food outlets. Furthermore, the St James Quarter is within easy reach, the £1billion development offering world-class designer stores, trendy bars, entertainment facilities, and a diverse range of restaurants and eateries.

Sports enthusiasts are well-catered for by nearby Meadowbank Sports Centre, which offers everything from multi-purpose sports halls and athletic tracks, to fitness classes and a state-of-the-art gym. Those who prefer to exercise in the great outdoors can opt for a walk-up Salisbury Crags and Arthur's Seat, or a slightly more leisurely climb up Calton Hill, either way enjoying spectacular panoramic views across the city. There is also excellent public and private schooling nearby, from nursery level upwards. The area is extremely well-connected with regular day and night bus services and good access to commuter routes, while Waverley train station is within walking distance.



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