



GILSON GRAY

LAW • PROPERTY • FINANCE

21 MARYFIELD PLACE

Abbeyhill, Edinburgh, EH7 5AU



Part of the sought-after Abbeyhill colonies, this main-door one-bedroom (plus study) ground-floor colonies flat is a beautiful city residence, which enjoys a blank canvas of décor throughout and quality finishings. It offers open-plan living with a Shaker-style kitchen, and it also features a traditionally-inspired bathroom with a freestanding roll-top bath, and handheld and overhead rainfall showers. The home further benefits from a private front garden that offers privacy and a neat lawn, framed by established hedgerows. Outstanding amenities are a short stroll away and the St James Quarter and city centre can both be reached on foot.

Extras: integrated oven, ceramic hob, and a dishwasher to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- Traditional ground-floor colonies flat with a private garden
- In the Abbeyhill colonies conservation area
- Neutral interior design throughout
- Private main-door entrance
- Welcoming hall with a separate plumbed utility room
- Open-plan kitchen/living/dining room
- One large double bedroom
- Versatile study/nursery
- A quality three-piece bathroom
- Well-maintained private front garden
- Controlled permit parking (Zone N6)
- Gas central heating







"A STYLISH COLONIES HOME
IN ABBEYHILL, OFFERING
BEAUTIFUL INTERIORS, A
PRIVATE GARDEN, AND EASY
ACCESS TO THE CITY
CENTRE"





EPC RATING:



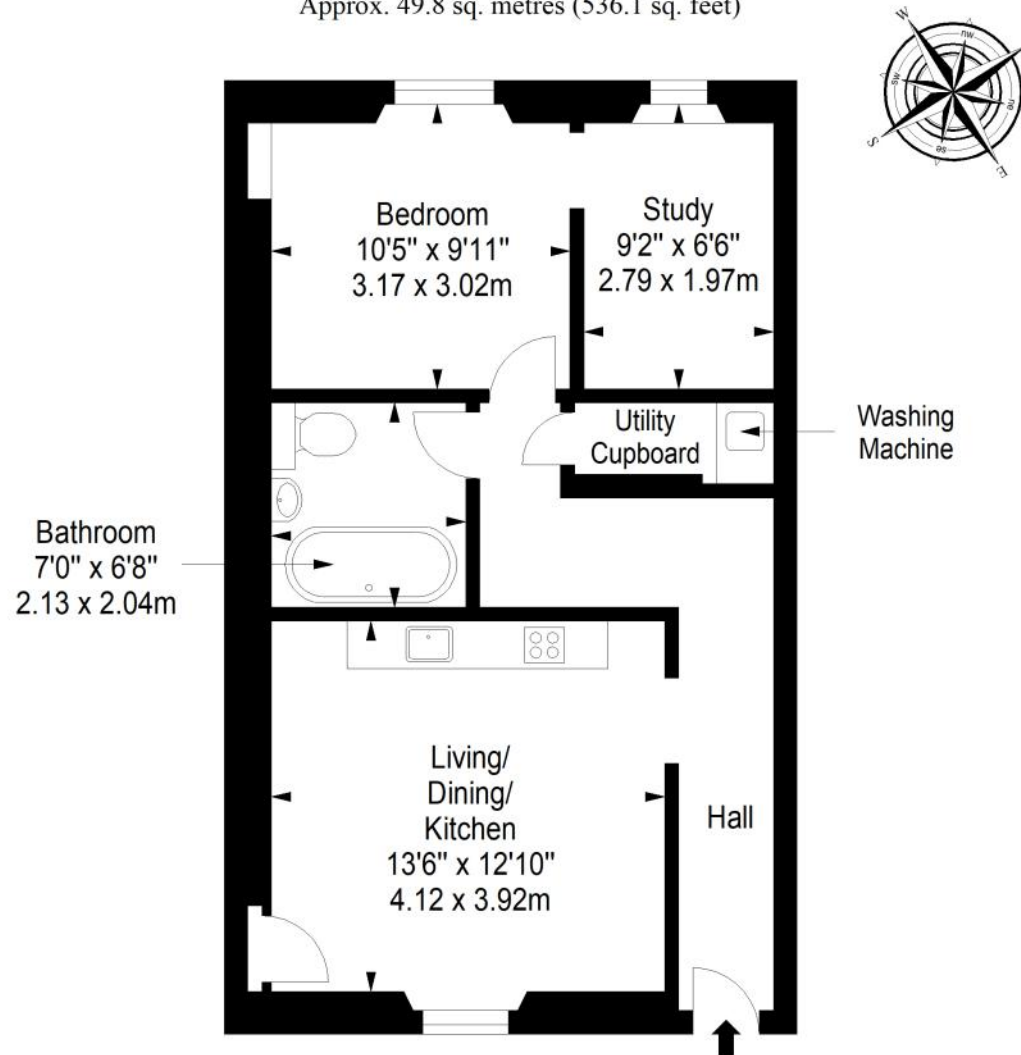
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

Approx. 49.8 sq. metres (536.1 sq. feet)



Total area: approx. 49.8 sq. metres (536.1 sq. feet)



GILSONGRAY.CO.UK

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BORDERS

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