



Deans Properties

Deans Solicitors and Estate Agents LLP



**Flat 18, 1 Sunnybank Place
Abbeyhill, EH7 5TJ**



SECOND FLOOR FLAT

- Open Plan Living Room/Dining Room/Kitchen
- Utility
- Two Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Gas Central Heating
- Double Glazing
- Communal Grounds
- Allocated Parking Space
- EPC Rating - B



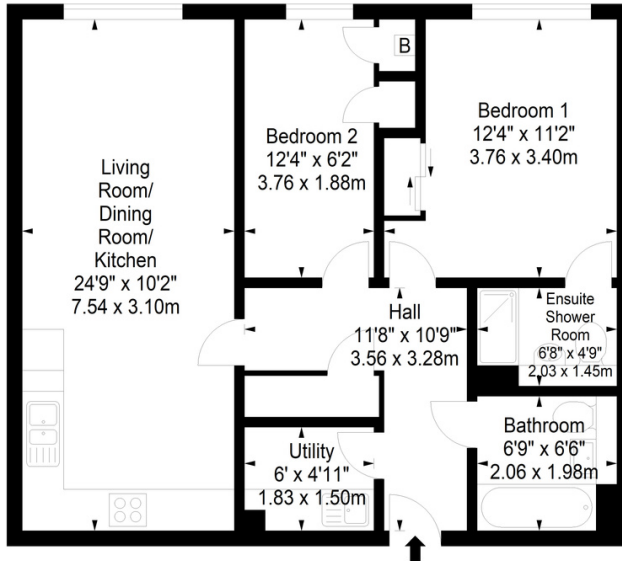
This bright and spacious second floor flat forms part of a modern development located in the popular area of Abbeyhill, east of the city centre. The property is within walking distance to the city centre and Holyrood Park. The accommodation on offer comprises, entrance hall with storage cupboard, open plan living room/dining room/kitchen, utility room, two double bedrooms with bedroom one benefiting from an en-suite shower room and built in wardrobes, bathroom with shower over the bath. Further features include gas central heating, double glazing, communal grounds and allocated parking space. Included in the sale are fitted carpets and floor coverings, curtains, oven, hob, hood, fridge freezer, washing machine, tumble drier, dishwasher and light shades. The appliances included are sold as seen with no warranty provided.



Sunnybank Place,
Edinburgh, EH7 5TJ



Approx. Gross Internal Area
712 Sq Ft - 66.14 Sq M
For identification only. Not to scale.
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Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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