



42B Carlyle Place
Abbeyhill, EH7 5RY

Deans 
Solicitors & Estate Agents LLP



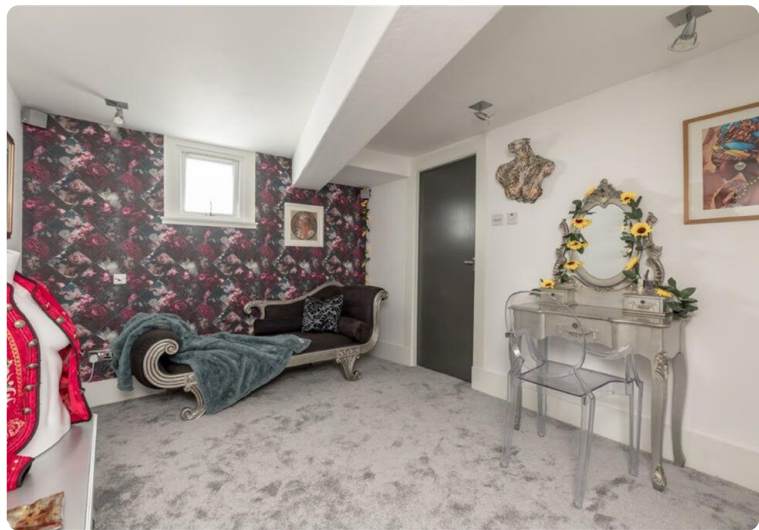
MAIN DOOR BASEMENT FLAT

- Living/Dining Room
- Kitchen
- Utility & WC Apartment
- Double Bedroom
- Walk Through Dressing Room
- En-suite Bathroom
- Electric Heating
- Outdoor Space
- On-Street Permit Parking
- EPC Rating - E



Must be viewed! A wonderful opportunity has arisen to acquire a stunning main door basement flat within the sought after and vibrant Abbeyhill conservation area. The property is close to an abundance of excellent amenities with the City Centre and Arthur Seat being easily accessible. This accommodation has been tastefully upgraded and styled to an exceptionally high standard and would make an excellent purchase for the professional person/couple. Entrance vestibule, beautifully presented and generously proportioned sitting/dining room with feature bar area, modern kitchen with utility area and WC apartment, attractive and spacious double bedroom which leads to the lovely walk through dressing room and in turn leads to the contemporary bathroom with corner spa bath, separate double shower enclosure and built-in vanity storage. There is a shared, well-maintained out door space with decked patio area, on-street permit parking and benefits from electric heating. Included in the sale are fitted floor coverings, white goods may be available by negotiation. All appliances are sold as seen with no warranty provided.

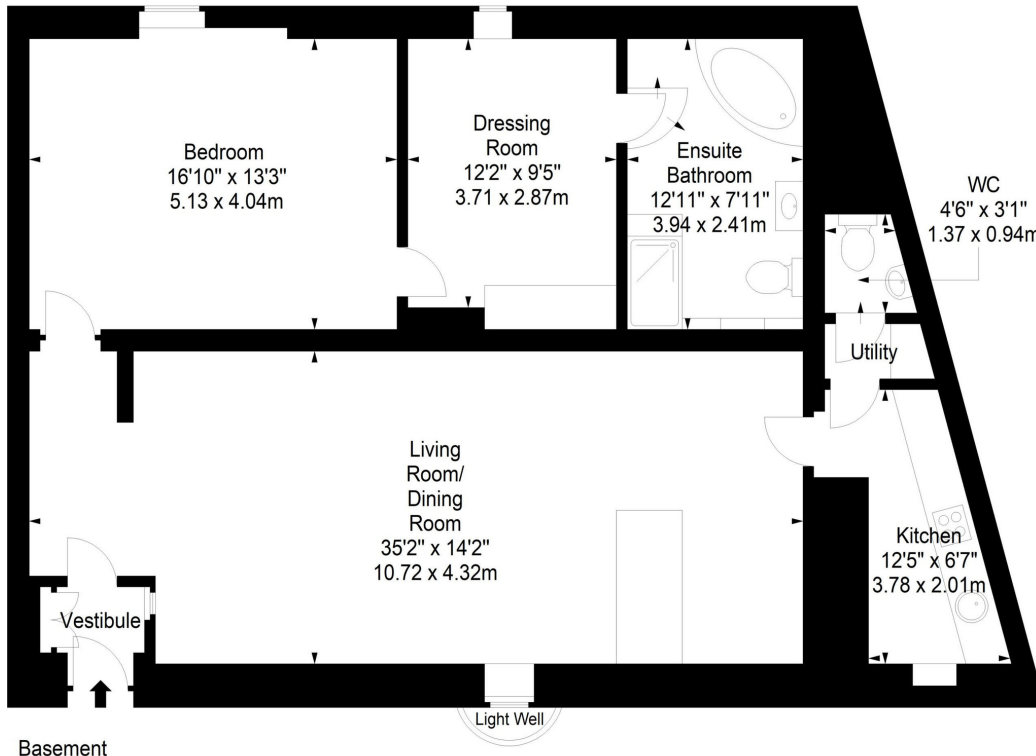




**Carlyle Place,
Edinburgh, EH7 5RY**



Approx. Gross Internal Area
1148 Sq Ft - 106.65 Sq M
For identification only. Not to scale.
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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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