



The Foundry, 51 Abbeyhill, Edinburgh, EH8 8EA

Unique one-bedroom mews style house with private terrace and views towards Arthur's Seat

URQUHARTS
EDINBURGH



DESCRIPTION

The Foundry is a unique, rarely available one-bedroom semi-detached mews style house, which has been renovated to a high modern standard, with private terrace and uninterrupted views over Holyrood Palace and Arthur's Seat. The location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas.

Entrance hall and storage cupboard; spacious open plan kitchen and living room with access to a private decked terrace and raised dining area; modern fitted kitchen with wall & base units and integrated appliances; good-sized double bedroom; and a shower room.

ACCOMMODATION

Entrance hall. Sitting room / Kitchen / Dining area. Double bedrooms. Shower room.

Gas central heating. Double glazing. Private decked terrace. Residents permit and on-street pay & display available on nearby streets.

LOCATION

51 Abbeyhill is situated in the heart of Edinburgh, just ¼ mile from Edinburgh Castle, and lies within Edinburgh's world-famous Old Town Conservation Area and UNESCO World Heritage site, close to the Royal Mile, Grassmarket and National Museum of Scotland. The immediate locale provides an excellent range of facilities from restaurants, bars, coffee shops, convenience stores and supermarkets to historical places of interest and culture. Holyrood Palace, Scottish Parliament Building and Edinburgh University campuses are only a short distance away. Lovely walks can be taken in Holyrood Park and Arthur's Seat, Calton Hill, and Princes Street Gardens, whilst leisure and recreational facilities are available at the Royal Commonwealth Pool, OMNI centre and Edinburgh Playhouse Theatre. The main shopping thoroughfares of Princes Street and George Street and the newly refurbished St James Centre are within easy walking distance. Regular bus services operate to & from the city centre and to surrounding areas. The city bypass, Waverley Train Station and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/Queensferry Crossing heading North.

INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

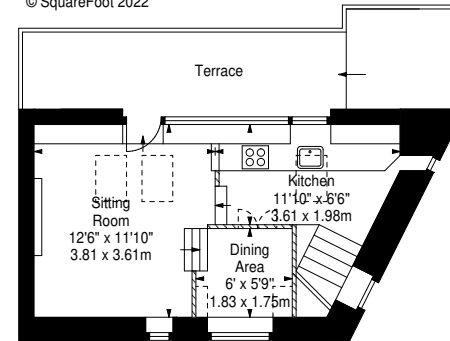
The property has a Council Tax Band E

The property has an Energy Rating Category C

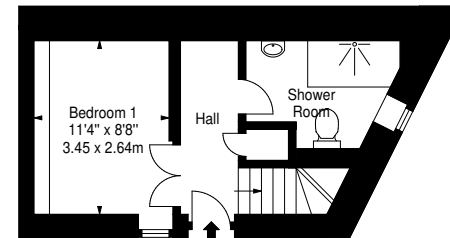
**51 Abbeyhill,
Edinburgh,
Midlothian, EH8 8EA**



Approx. Gross Internal Area
524 Sq Ft - 48,68 Sq M
For identification only. Not to scale.
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First Floor



Ground Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.