

# 1/3 Abbey Mount Abbeyhill Edinburgh EH8 8EJ















Stylish and spacious first floor flat in a traditional tenement building located in a popular residential area close to the City Centre. The flat is served by good local shops and amenities including the Meadowbank Retail Centre which includes a Sainsburys supermarket and various retail outlets. The Princes Mall and Princes Street are within walking distance as are the St James Centre, Omni complex, Calton Hill, Holyrood Park, Princess Street Gardens and Waverley Railway Station.

There are regular bus services running close by giving quick and easy access to the City Centre and surrounding areas. The property is also well positioned for easy access to the city bypass and A1.



Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The integrated kitchen appliances are included in the sale.

There is a shared garden to the rear of the tenement. Resident permit parking is available on application to The City of Edinburgh Council.

## PROPERTY DETAILS

- Welcoming entrance hall providing access to all rooms. Entryphone handset. Cornice. Walk-in cupboard.
- Elegant and spacious Lounge with twin windows with open outlook along Regent Road and providing plenty of natural daylight. Shelved recess. Decorative cornice and rose. Space for good sized dining table and chairs.
- Fitted Kitchen with matching wall and base units. Integrated induction hob, oven and hood. The washing machine, dishwasher and fridge/freezer are included in the sale. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Extractor.
- Master Bedroom with window to rear. Shelved cupboard. Feature fireplace.
- Second generous Double Bedroom with window to side. Cornice.
- Further Double Bedroom with window to rear.
- Family Bathroom with white three-piece suite comprising bath with electric shower above, wash hand basin and WC. Mirrored bathroom cabinet. Shelving. Frosted window to rear.



Viewing by appointment on 0131 524 3800











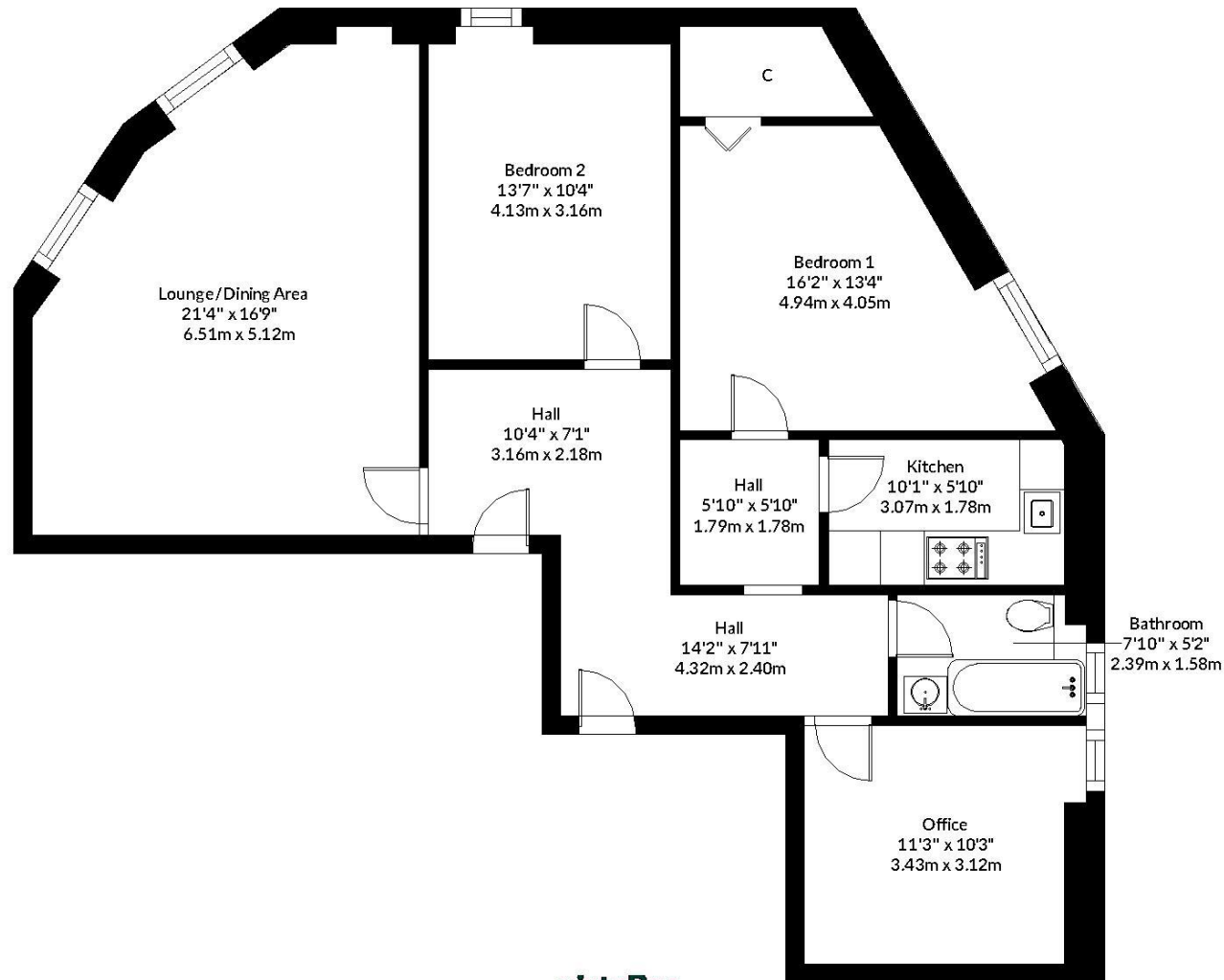
## EXTERNAL

Fully enclosed communal garden to rear with a large lawn bordered by established plants, shrubs and trees.

Resident permit parking is available on application to The City of Edinburgh Council.

- Energy Efficiency Rating - D
- Council Tax Band - C





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This plan is for layout guidance only and is not drawn to scale. whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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\* Please contact us for a free consultation or valuation

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