



Solicitors & Estate Agents










Offers Over

£265,000

1/23 Sunnybank Place

Abbeyhill| Edinburgh |EH7 5TJ

Located within a modern development built in 2021, this stylish third-floor flat offers an excellent opportunity for young professionals or first-time buyers. Situated in a vibrant area with a fantastic range of local amenities, the property also benefits from excellent bus links providing easy access to the city centre.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Balcony
-  EPC Rating – B
-  Council Tax Band - D



Description

Upon entering, a welcoming hallway provides convenient storage options and access to a separate utility room. The heart of the home is the open-plan living area, which boasts a bright and airy atmosphere, enhanced by a south-facing balcony with stunning views towards Arthur's Seat. The modern fitted kitchen features a range of sleek wall and base units, integrated appliances, and ample workspace, seamlessly flowing into the lounge area—perfect for relaxing or entertaining. The spacious principal double bedroom is fitted with soft carpeting and benefits from built-in mirrored wardrobes, offering both comfort and practicality. A second, slightly smaller double bedroom also includes built-in storage and enjoys the added luxury of an en-suite shower room. The main bathroom is fully tiled in a contemporary style and features a white three-piece suite, complete with a thermostatic shower over the bath.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Parking and Factor

Additional benefits include allocated parking for added convenience, while the building is factored by James Gibb, with fees of approximately £250 per quarter, ensuring the development is well maintained.

Viewing

Please contact Neilsons on 0131 625 2222.





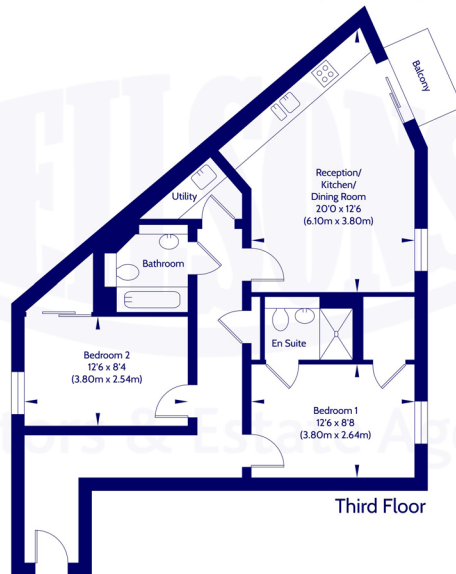
Location

The property is situated in the popular Abbeyhill area of Edinburgh which is located approximately a mile east of the City Centre. There are a fantastic range of specialist shops, cafes and restaurants in the immediate vicinity and many of the Capital's theatres, art galleries, cosmopolitan bars and high street stores including the St James Centre are within comfortable walking distance. For those travelling further afield, there are excellent bus links to many parts of the City. The property is a stone's throw from the beautiful open spaces of Holyrood Park and Arthur's Seat.





Approx. Gross Internal Floor Area 69.17 Sq M / 745 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

