



Solicitors & Estate Agents










Offers Over

**£270,000**

## 8 Brand Place

Abbeyhill | Edinburgh | EH8 8EF

Rare opportunity to acquire this beautiful three bedroom third floor flat quietly positioned within the ever-popular Abbeyhill district of Edinburgh. Within close proximity to Arthur's Seat and The Royal Mile with excellent amenities and transport links nearby, the property will undoubtedly appeal to professionals and buy-to-let investors.

-  3 beds
-  1 public
-  1 bathroom
-  Shared garden
-  Permit/metered parking
-  EPC Band - C
-  Council Tax Band - D



## Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway with useful storage provisions, bright and spacious lounge/diner with stunning views of the Salisbury Crags, stylish kitchen with integrated white goods and paneling in splash areas whilst being finished with neutral base and wall-mounted units, three generously-proportioned double bedrooms all with picturesque views of Arthur's Seat, and ample space for freestanding furniture, and a modern partially-paneled shower room with a rainfall shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated electric hob, oven, extractor hood, fridge-freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The property enjoys a shared garden to the side which is accessed through an iron gate. For the car owner, on-street permit/metered parking is available on Brand Place and surrounding streets.

## Viewing

By appointment through Neilsons 0131 625 2222.

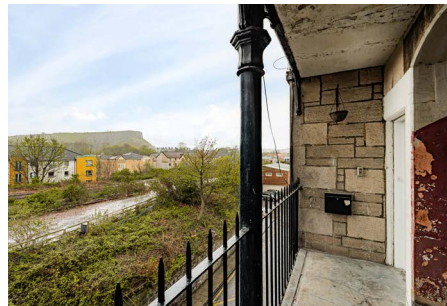






## Location

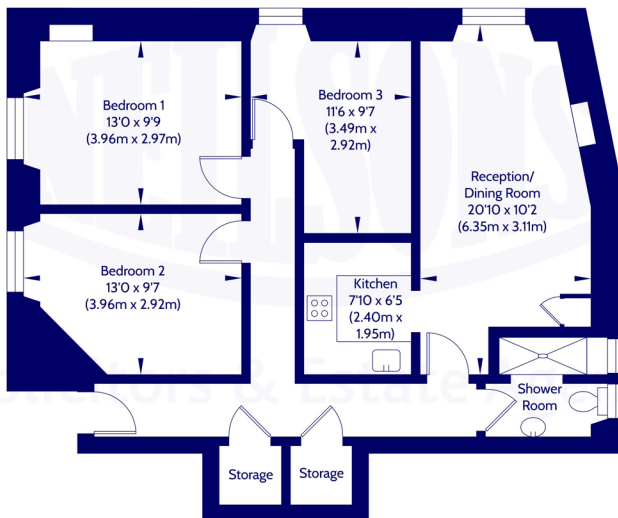
Abbeyhill is a popular area of the city, lying little more than 1 mile east of Princes Street on the edge of Holyrood Park. London Road, Princes Street and the designer shops on George Street are within comfortable walking distance or readily accessible via many and frequent bus services. Holyrood Palace and Park and Parliament are also within a few minutes on foot. In addition The Royal Mile offers a tremendous variety of small speciality shops, cafes, restaurants and bars. The Meadowbank retail park also boasts a large branch of Sainsbury and, a little further afield, the Fort Kinnaird retail outlet plays host to the majority of High Street stores. The sports enthusiast will appreciate proximity to the Meadowbank Stadium, several golf courses and the wonderful open spaces of the Queen's Park. There is a tram stop at York Place providing a direct link with Edinburgh International Airport and Waverley Rail Station is also readily accessible.





Approx. Gross Internal Floor Area 75.38 Sq M / 811 Sq Ft.

### Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://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

