



Solicitors & Estate Agents











Offers Over
£250,000

1/9 Sunnybank Place

Abbeyhill | Edinburgh | EH7 5TJ

A fantastic opportunity has arisen to purchase this impressive, truly stunning first floor flat forming part of a quiet modern development situated within the popular district of Abbeyhill, a stone's throw away from the lovely open spaces of Holyrood Park and Arthur's Seat. The property is close to a host of excellent amenities and transport links and would undoubtedly appeal to first time buyers, professionals, or rental investors.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift/Stair Access
-  Residents Parking
-  Communal Garden
-  EPC Rating – B
-  Council Tax Band - D



Description

The accommodation in brief comprises; secure entry system, lift and stair access, welcoming entrance hallway with built-in storage facilities and useful utility room, generously proportioned reception/dining room, open plan attractive fitted kitchen with appliances, excellent sized principal bedroom with built-in wardrobes and en-suite shower room, good sized second double bedroom with and contemporary bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge/freezer, integrated dishwasher and washing machine. Other items of furniture can be made available by separate negotiations.

Gardens & Parking

There are well maintained communal gardens at the front and for the car user there is residents parking as well as permit/meter parking within the surrounding area.

Factor

The development is managed by James Gibb for approx. £250 per quarter. This includes maintenance of communal areas and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.



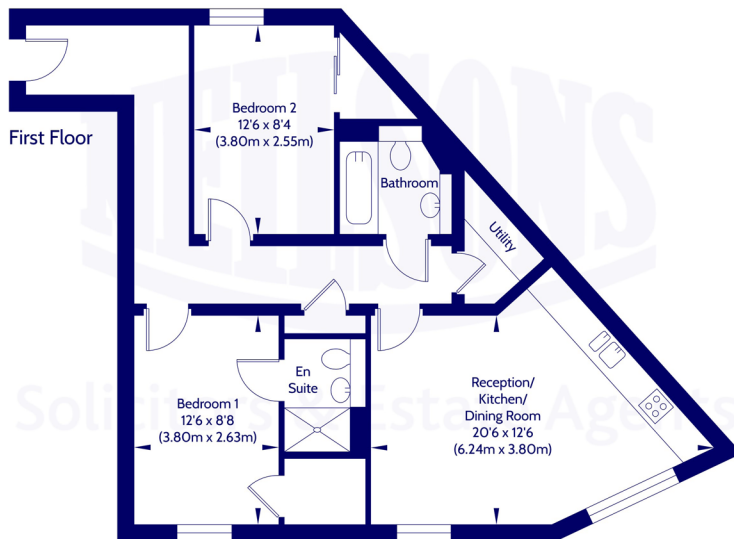


Location

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 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 69.12 Sq M / 744 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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