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Offers Over

**£170,000**

## 21/6 Maryfield

Abbeyhill | Edinburgh | EH7 5AR

A well-proportioned first floor flat forming part of an attractive period terrace and enjoying a vibrant high amenity location in the capital's Abbeyhill area.

-  1 bedroom plus box room
-  1 public room
-  1 bathroom
-  On-street permit parking
-  Shared garden
-  EPC rating – C
-  Council tax band- B



## Description

Internally the flat would now benefit from a degree of modernisation and offers an excellent opportunity to create an individually designed first home or investment property in a buzzy central location.

The accommodation briefly comprises: entrance hall with built-in storage, good sized reception/dining room with focal fireplace, kitchen which has been fitted with a variety of modern base and wall mounted units, complete with wipe-clean worktops, tiling to splash areas and a selection of built-in appliances, double bedroom with fixed storage, useful box room, and bathroom with attractive three piece white suite splash tiling and recently installed over-bath drench shower.

The property further benefits from a recently installed boiler.



## Extras

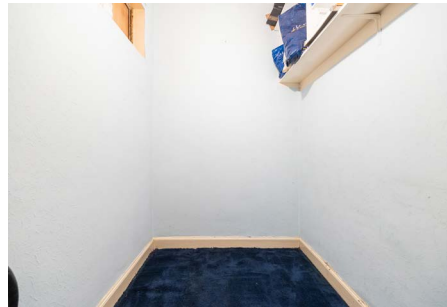
All floor coverings, blinds, curtains excluding the living room curtains, light fittings, white goods and integrated appliances will be included. Please note that some of the items of furniture are available for a reasonable sum. Separate negotiation via the seller.

## Gardens and Parking

There is a substantial communal garden to the rear of the building and on-street permit parking is available on Maryfield and some of the neighbouring streets.

## Viewing

By appointment through Neilsons (0131 625 2222).







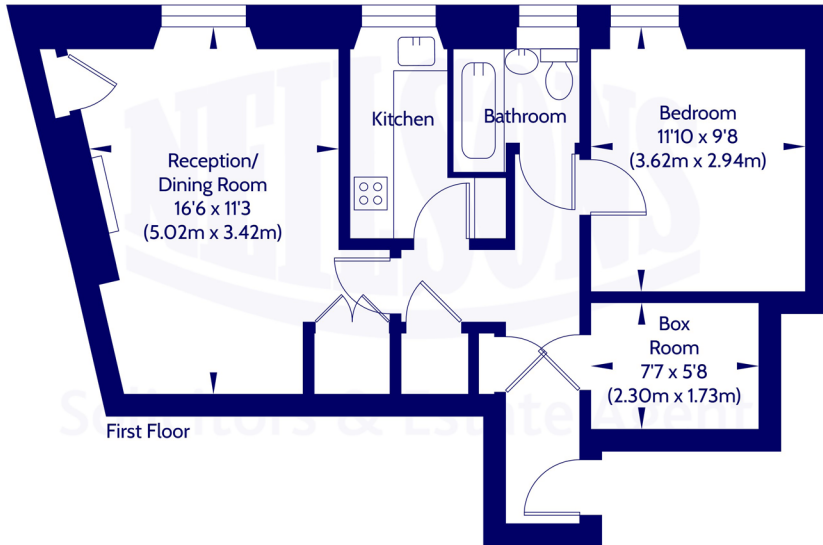
## Location

Abbeyhill is a popular area of the city, lying little more than one mile east of Princes Street just off Easter Road and close to Holyrood Park. 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. There are a wealth of cafes, bars and shops on Easter Road and the nearby Meadowbank Retail Park boasts a large branch of Sainsbury's together with a variety of popular retailers. The sports enthusiast will appreciate proximity to the Meadowbank Stadium, several golf courses and the wonderful open spaces of the Royal Parks. There are tram stops at Leith Walk and York Place providing a direct link with Edinburgh International Airport and Waverley Rail Station is also readily accessible.





Approx. Gross Internal Floor Area 49.53 Sq M / 533 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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