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Offers Over

£220,000

35 Abbeyhill Crescent

Abbeyhill | Edinburgh | EH8 8DZ

Bright and spacious two-bedroom maisonette offering generous accommodation, located opposite Holyrood Palace at the foot of the Royal Mile. Featuring generous accommodation and a well-connected setting close to local amenities, and transport links, the property will appeal to a variety of purchasers including first-time buyers, professionals, and investors alike.

-  2 bedrooms
-  1 public
-  1 bathroom
-  Residents parking
-  Shared drying green
-  EPC Band - C
-  Council Tax Band - D



Description

The welcoming hallway provides access to a large understairs cupboard and an additional storage cupboard. The lounge diner is a superb living and entertaining space, enhanced by twin windows that flood the room with natural light whilst offering terrific views of Arthur's Seat. The kitchen is fitted with a range of integrated white goods and benefits from a dual-aspect layout, tiled flooring, and partial tiling to splash areas. There is also space for a small table, making it ideal for casual dining. Upstairs, the landing provides attic access and features a walk in cupboard & further handy storage. The principal bedroom is a large double with flexibility for different layouts and a substantial integrated cupboard. The second bedroom is also well-proportioned, enjoying dual-aspect windows with more stunning views of Arthur's Seat. A fully tiled bathroom with a shower-over-bath completes the accommodation.

Further highlights include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob and oven, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Parking

Externally, residents benefit from unallocated parking within a nearby lot. There is also a shared drying green.

Viewing

By appointment through Neilsons 0131 625 2222.



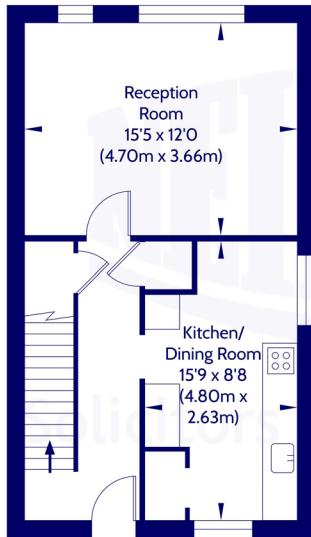


Location

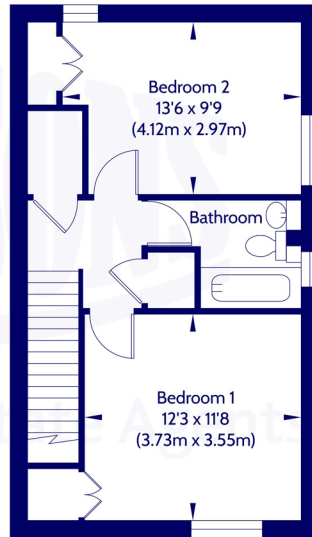
Abbeyhill is a popular area of the city, lying little more than 1 mile east of Princes Street on the edge of Holyrood Park. Princes Street and the designer shops on George Street are within comfortable walking distance or readily accessible via many and frequent bus services. Holyrood Palace and Park 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 80.71 Sq M / 868 Sq Ft.



Second Floor



Third Floor

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

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

