





## Attractive, and walk-in condition

### One-bedroom, top floor flat



Attractive, one-bedroom, top floor flat in the popular Abbeyhill area of Edinburgh, close to excellent shops, cafes, transport links, Holyrood Park and a 20-minute walk to the city centre. Tucked away on a quiet street, yet a few steps away from the buzz of Abbeyhill, this flat is in move-in condition, with nice features and original flooring, ideal for a first-time buyer or investment opportunity. The accommodation consists of a communal entrance stair, with secure entry, a hallway, spacious living room, with twin windows, an alcove and a cupboard, with access to the boiler. The kitchen has modern fitted units, appliances and open shelving. There is a generous double bedroom, with a spacious walk-in wardrobe which has access to the roof and the shower room has a shower cabinet, nice tiling, a mirrored cabinet and open shelving. There are communal grounds to the rear and permit parking to the front.

### Key Features

- Communal entrance
- Hallway
- Living room
- Kitchen
- Generous double bedroom
- Shower room
- Double glazing
- Electric heating
- Communal garden
- Permit parking

(Lounge virtually staged purely for illustration purposes)



## Abbeyhill

Abbeyhill enjoys an ideal location with some of the capital's top attractions like the Royal Mile, Parliament, Holyrood Palace and Arthur's Seat, all on your doorstep, with The Shore and Portobello districts only a short distance away as well. There is a wide range of independent shops, boutiques, cafés, eateries and pubs in the immediate area. Large retail and fast-food outlets such as Sainsbury's are on offer a stone's throw away, at Meadowbank Shopping Park. With the city centre being within walking distance, worldclass shopping and entertainment are easily accessible. London Road boasts superb public transport links with very regular day and night buses connecting you to all parts of the city. Waverley train station is just a short distance away, making commuting from Abbeyhill fast and convenient. For the outdoor enthusiast, Arthur's Seat, Calton Hill and Holyrood Park all offer vast open spaces and spectacular panoramic views of the city. Edinburgh cycle paths are also close at hand. Meadowbank Sports Centre provides state-of-the-art sports facilities, including indoor and outdoor athletic tracks and a range of gyms and fitness studios.



## Extras

All curtains, light fittings, oven, hob, washing machine are included in the sale (no warranties given).

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

B

## Home Report Valuation

£165,000

## EPC Rating

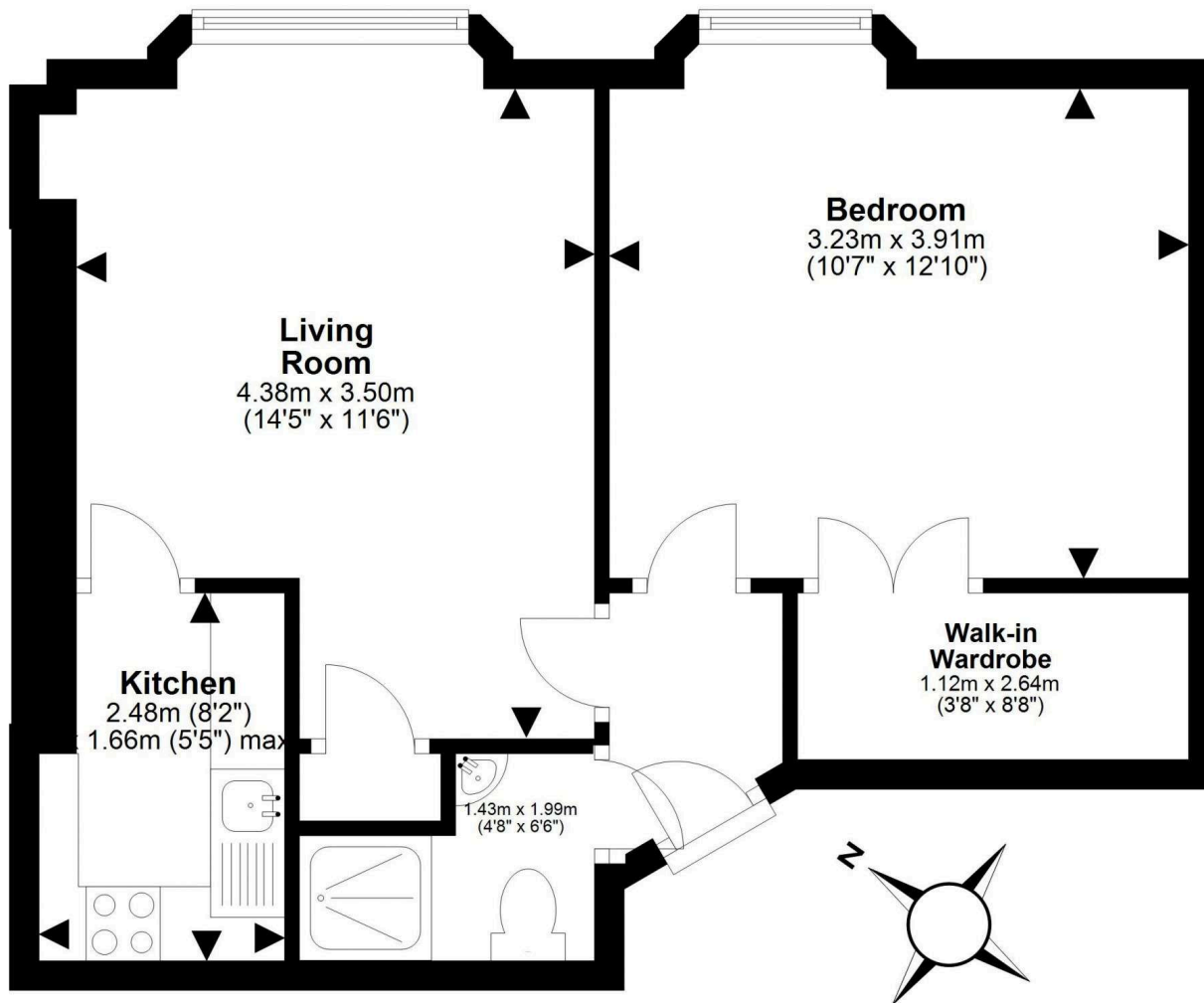
E

## Tenure

Freehold







For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executory Estates  
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029  
e: [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk) ♦ w: [www.elpamsolicitors.co.uk](http://www.elpamsolicitors.co.uk)

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191



Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.