



4/4 Earlstoun Place

Edinburgh, EH7 5SU



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61sqm

EPC

C

AS Anderson
Strathern

4/4 Earlston Place

Edinburgh, EH7 5SU

Nestled within a traditional three-storey tenement in the sought-after Abbeyhill area, just east of Edinburgh's vibrant city centre, this delightful top-floor flat offers 61sqm of stylish and comfortable living space.

Beautifully presented, the property blends period charm with modern convenience. It comprises a welcoming entrance hallway, a bright and spacious south-facing living/dining room, a well-equipped kitchen, a generously sized master bedroom, a second bedroom currently set up as a study, and a contemporary shower room with WC.

Original features such as tall sash windows, painted wooden floors, decorative cornicing, and high ceilings add character and elegance throughout. The flat benefits from gas central heating and double-glazed windows, ensuring excellent energy efficiency and year-round comfort.

A shared rear garden provides a peaceful outdoor retreat, perfect for relaxing or entertaining.

This property is ideal for those seeking a harmonious mix of classic Edinburgh architecture and urban living in a vibrant, well-connected neighbourhood.

Property features

- Convenient location
- Communal garden
- Tastefully decorated
- Modern interior
- Original features
- Gas central heating
- Double glazing





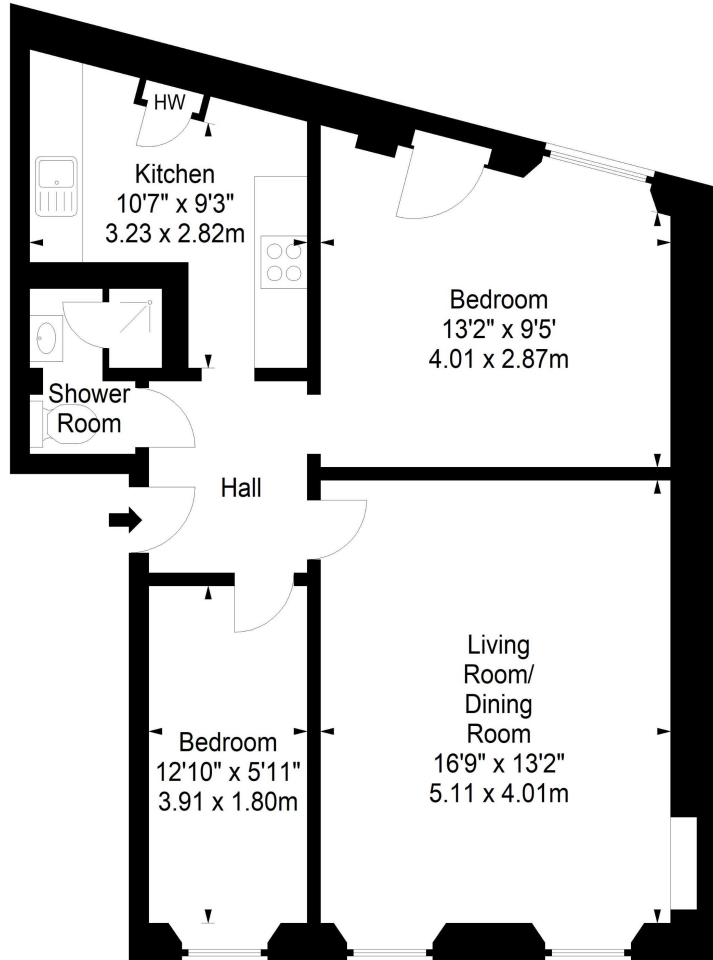
Location

The popular area of Abbeyhill lies a short distance to the east of the city centre and offers a fantastic mix of residential properties including tenement flats, charming colony houses and new modern developments. There are excellent local shops nearby which cater for everyday needs, the retail outlet at Meadowbank Retail Park include a large Sainsbury's food store and Princes Street is just a short distance away. Providing further amenities is the Omni Centre and the St James Quarter, with its shops, restaurants, and cinema. Holyrood Park is literally on the doorstep where pleasant walks and fantastic views from the top of Arthur's Seat can be enjoyed. Regular bus services provide ease of travelling in and around the surrounding area.

Earlston Place,
Edinburgh,
Midlothian, EH7 5SU



Approx. Gross Internal Area
667 Sq Ft - 61.96 Sq M
For identification only. Not to scale.
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Second Floor

Extras

The items included in the sale of the property are the fitted floor coverings, integrated appliances, light fittings and fixtures. Free standing appliances may be available by separate negotiation. The seller will not warrant the working order of any appliances, systems or services.

Council tax band B

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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