



# 16 3F1 Cadzow Place

Abbeyhill, EH7 5SN



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90sqm

EPC

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**AS** Anderson  
Strathern



# 16 3F1 Cadzow Place

Abbeyhill, EH7 5SN

This spacious two-bedroom flat occupies the third floor of a traditional four-storey tenement. Offering excellent potential for redecoration, this property presents an opportunity for buyers to add value and tailor the space to their taste.

Offering approximately 90 sqm of accommodation, the property features a welcoming entrance hall, generous living room, kitchen/dining room with utility area, two bedrooms, bathroom, and a convenient box room.

This property benefits from double glazed windows and gas-fired central heating. Access is via a shared entrance and stairwell with secure entry phone system, ensuring convenience and security.

## Property features

- Desirable location
- Stunning views
- Great potential
- Secure entry system
- Bay window
- Double glazing
- Gas central heating

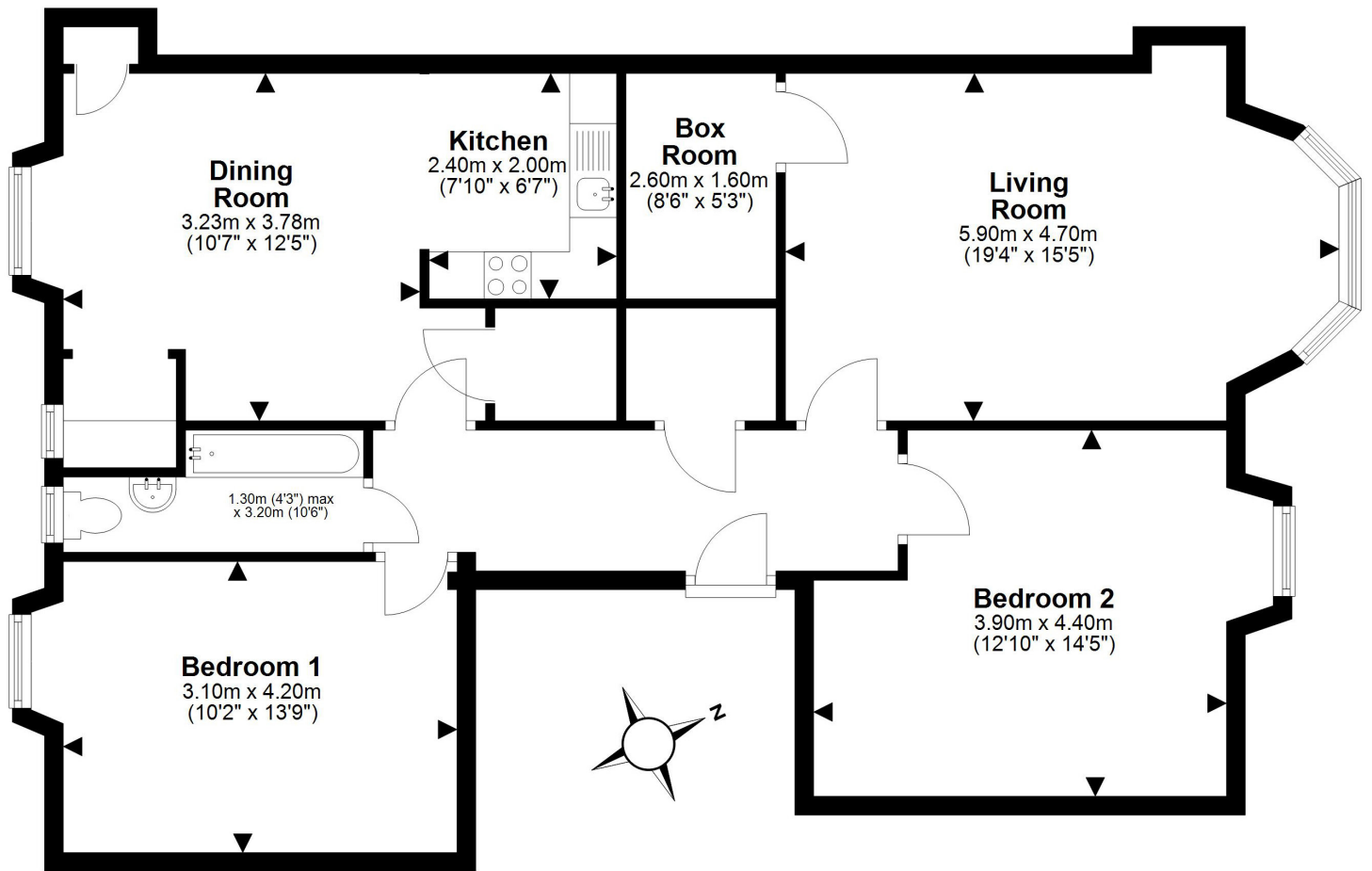






## Location

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.



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

## Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band C

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto: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.

**espc**

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