

# 6/7 Elsie Inglis Way

ABBEYHILL, EDINBURGH, EH7 5FR



*Modern two-bedroom apartment situated in the lee of Arthur's seat, ideally positioned in an established modern development*



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McEwan Fraser is delighted to present this modern two-bedroom apartment, which is offered to the market in excellent internal order. Situated in the lea of Arthur's Seat, the property is ideally positioned in an established modern development that is ideally positioned for access to the city centre and an excellent range of amenities. The property benefits from gas central heating, double glazing, a secure entry system, lift access, well-maintained communal grounds, and ample resident parking. This would be an ideal first-time buy.

# THE LIVING ROOM/KITCHEN



The accommodation is focused on a generous open-plan kitchen and living room. The living room has plenty of natural light, neutral décor, and plenty of space for a large suite and a dining table. There is a Juliet balcony and views of Arthur's Seat. To one side, the contemporary kitchen has a good range of base and wall-mounted units that are arranged around integrated appliances.







There are two well-proportioned double bedrooms. Bedroom one is a beautiful room with a further Juliet balcony, integrated wardrobe, plenty of floor space for supporting furniture, and a partially tiled en-suite shower room. Bedroom two also has an integrated wardrobe and plenty of space for a full suite of bedroom furniture.

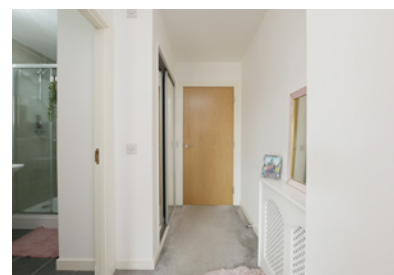
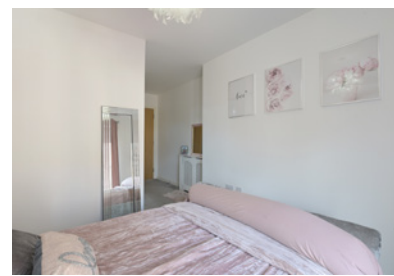
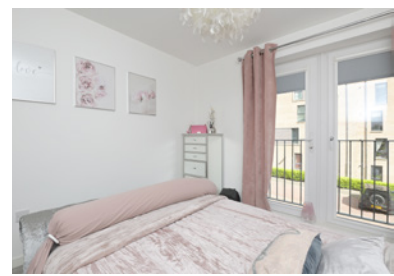
Accommodation is completed by the main bathroom, which has beautiful contemporary tiling and a three-piece suite with a shower over the bath.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





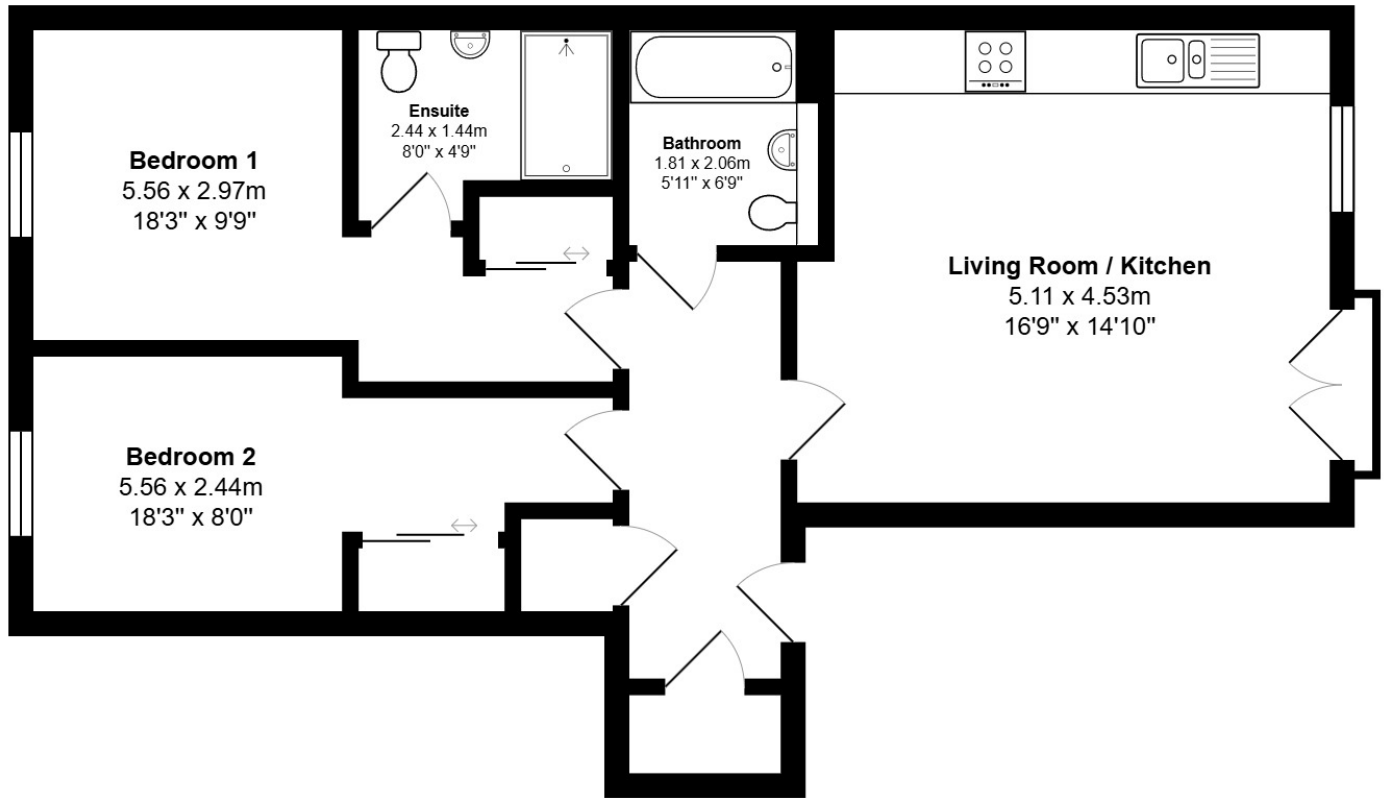
Externally, there are well-maintained communal grounds, and residents permit parking.  
There is metered parking on nearby streets for visitors.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup> | EPC Rating: B





# THE LOCATION

Abbeyhill is a vibrant and well-connected district located just east of Edinburgh's historic city centre. Blending traditional character with modern convenience, the area appeals to a wide range of buyers, including professionals, young families, and investors. Ideally positioned for both work and leisure, Abbeyhill is within walking distance of the Royal Mile, Holyrood Palace, and the iconic Arthur's Seat. Residents enjoy immediate access to Holyrood Park's open green spaces, scenic walks, and panoramic views, while cultural attractions such as Calton Hill and the Collective Gallery are close at hand.







The area benefits from excellent local amenities, including independent cafés, artisan shops, and everyday essentials, with larger supermarkets nearby. Abbeyhill also offers superb access to a range of major shopping and leisure destinations. The recently redeveloped Meadowbank Sports Centre is just a short walk away, providing state-of-the-art fitness facilities, while the Omni Centre, home to a multi-screen cinema, gym, and a variety of restaurants, is easily reached. The impressive St James Quarter, Edinburgh's premier retail and lifestyle destination, offers high-end shopping, dining, and entertainment and is within walking distance or a short bus ride.

Transport connections are excellent, with frequent bus services into the city centre and beyond, and Edinburgh Waverley Station within easy reach for rail travel across Scotland and the UK.

Combining a rich sense of history, access to nature, and a dynamic urban lifestyle, Abbeyhill continues to thrive as one of the capital's most desirable neighbourhoods.



**McEwan Fraser Legal**

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