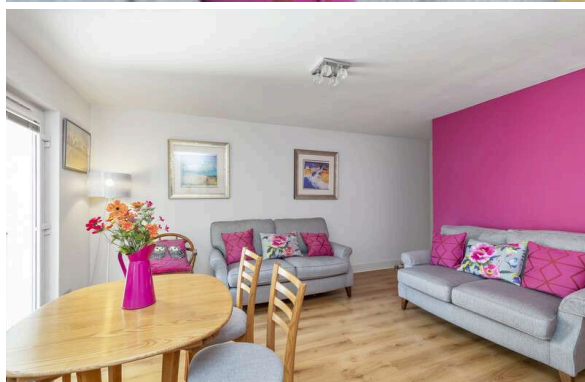




15/4 Clockmill Lane
MEADOWBANK | EDINBURGH | EH8 8HY


warners
solicitors & estate agents



15/4 Clockmill Lane

MEADOWBANK | EDINBURGH | EH8 8HY

Pristine condition first floor apartment benefiting from secure parking, occupying a quiet spot within a tucked away development only a stone's throw from the green expanse of Holyrood Park and within easy reach of local amenities and the City Centre's attractions.

Viewing is highly recommended to appreciate the walk-in condition of this superb property which is much enhanced by stylish modern fittings including white gloss units within the kitchen. The flat is unusual in that it has both an en-suite off the double sized bedroom and a shower-room off the hall, both of which were refitted in 2016. Excellent storage space is provided with twin wardrobes in the bedroom and a hatch/ladder in the hall accessing the loft space. It is anticipated the flat would be ideal for a first time buyer couple or a buy to let investor. There is secure access into the communal garage, where one space is allocated to this property.

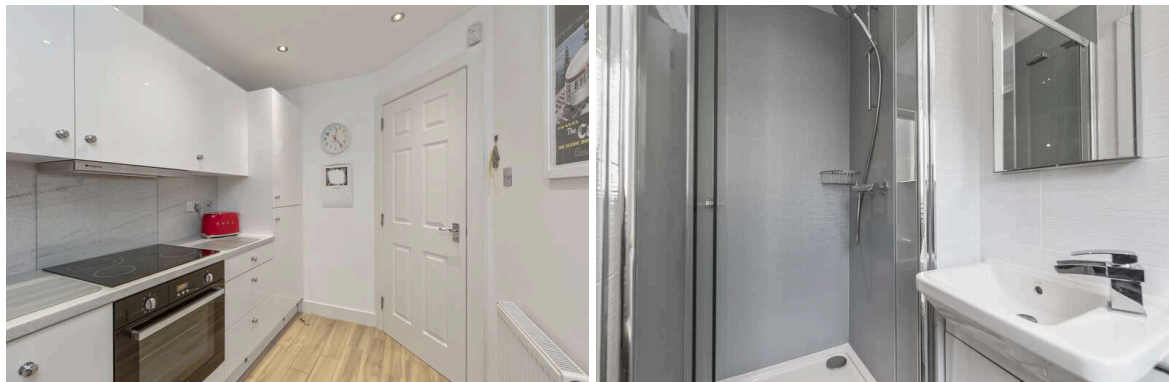
- Entrance hall with ladder access to loft storage
- Large living/dining room
- Well fitted kitchen
- Double bedroom with twin built-in wardrobes and en-suite
- Shower-room with underfloor heating
- Gas central heating/combi boiler
- Double glazing
- Entryphone system into communal stair
- Security alarm
- Shared rear terrace
- Secure allocated parking space within communal garage

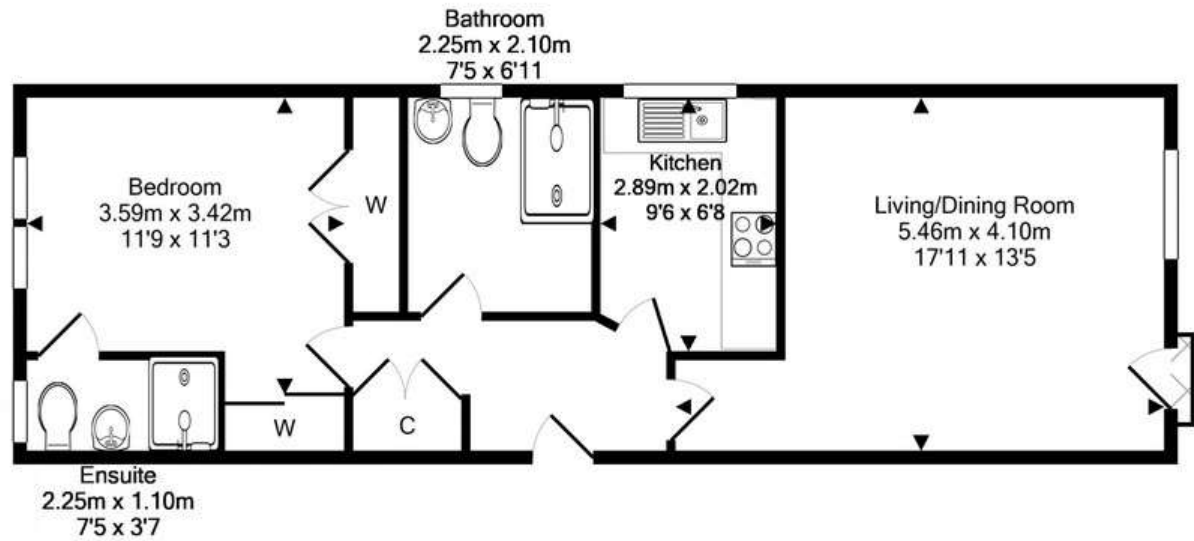
The fridge freezer, washing machine, dishwasher, oven and hob will be included in the sale. EPC rating B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Abbeyhill is an ever popular area lying to the east of the City Centre, close to the vast green expanse of Holyrood Park. There is an excellent range of shopping outlets in the vicinity. The nearby Meadowbank Retail Park includes Sainsbury and TK Maxx stores. The exciting new St James Quarter is due for completion from 2020 onwards and boasts a superb variety of shops, plus hotels, homes and leisure facilities. Work is also well underway on the new Meadowbank Stadium, also located nearby. Just off New Street in the neighbouring Old Town is the New Waverley Development, home to a range of fashionable shops and eateries. Regular bus services run from this area to other parts of the city. The east end of Princes Street is just a short journey away and offers further shopping facilities within Waverley Mall and on Multrees Walk. This location is very convenient for those connected to the Scottish Parliament.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2021