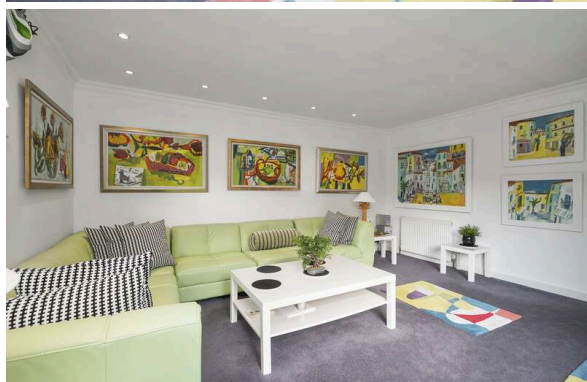




10 Abbeyhill Crescent  
ABBAYHILL | EDINBURGH | EH8 8DZ



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Superbly tucked in a quiet street only a stone's throw from Holyrood Palace and the Scottish Parliament, this superb semi detached villa boasts a stylish and spacious interior in truly immaculate condition.

Viewing is essential to appreciate this rarely available property, ideal as a comfortable private home or an investment purchase. On ground floor level the accommodation includes a generous sized living room and kitchen fitted with a good range of sleek white gloss units and space for a dining table. Upstairs are two double sized bedrooms and a fully tiled shower-room plumbed with mixer shower. Ample storage is provided by a cupboard off the entrance hallway and a cupboard fitted out as a wardrobe on the upper landing. Low maintenance landscaped private gardens are located to the front and rear of the property. Residents have use of the council owned car park to the rear of the property.

- Prime location close to city centre attractions
- Entrance hall with deep store cupboard
- Bright living room
- Stylish fitted dining kitchen
- Upper landing with built-in wardrobe
- Two double bedrooms
- Fully tiled shower-room
- Gas central heating
- Double glazing
- Private grounds front and rear
- Residents' car park (Council owned)
- Quiet one way street
- Within walking distance of Edinburgh Waverley Station

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



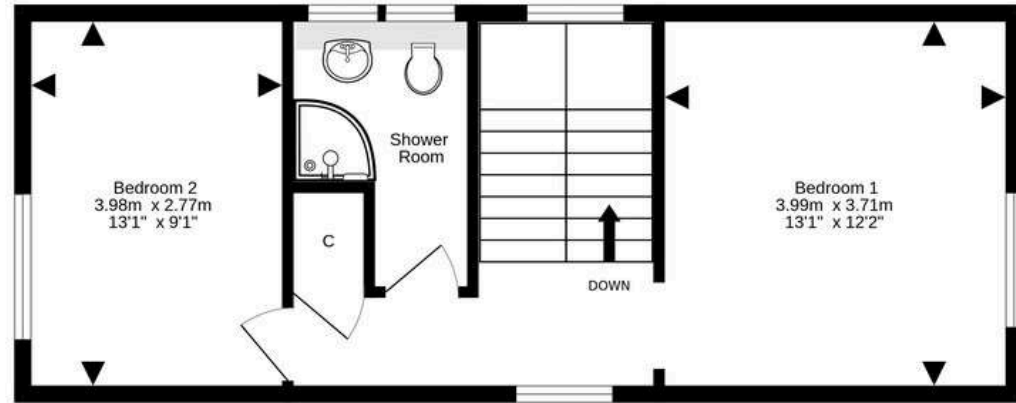
Included in the sale: All floor coverings, blinds, curtains and drapes as fitted throughout, all fixed mirrors throughout, all fitted kitchen appliances, corner sofa , coffee table and two side tables in lounge, bedroom one: bed, two side tables and two chest of drawers, bedroom two: bed, two side tables and two chest of drawers. EPC Rating D.

Abbeyhill, one of the oldest parts of Edinburgh, lies to the east of the City Centre close to the vast green expanse of Holyrood Park, where one can enjoy pleasant walks and fantastic views of the Capital from the top of Arthur's Seat. Also close at hand you'll find the Royal Palace of Holyrood, the Scottish Parliament, and the Dynamic Earth visitor attraction. The famous Royal Mile is just around the corner, offering a superb choice of shops, cafes and bars, with St James Quarter and Princes Street a little further afield. From the property, a short journey takes you to Waverley Train Station, regular bus services and the tram service to Edinburgh Airport or Edinburgh's waterfront at Leith and Newhaven. The recently refurbished Meadowbank Sports Centre is located in neighbouring Meadowbank and boasts a gym, caf , outdoor football pitch, athletics track and a choice of fitness studios. For students, many of the university buildings are within easy reach.

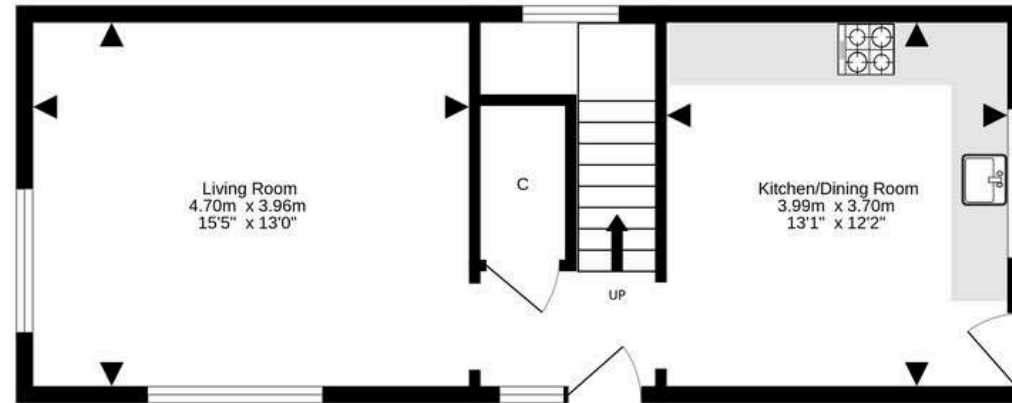




Shower Room  
3.00m x 1.83m  
9'10" x 6'0"



1st Floor



Ground Floor

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.  
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