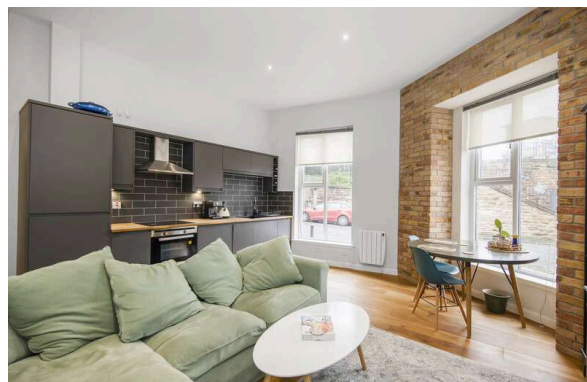




39/1 Lower London Road
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Set in the heart of Abbeyhill, moments from excellent amenities, quick transport links and the vast open green spaces of Arthur's Seat is this immaculately presented, modern ground floor apartment.

The accommodation comprises a welcoming entrance hallway, bright corner aspect lounge/kitchen with contemporary kitchen section, generous dining space and ample living area. The spacious master bedroom enjoys a stylish shower room and there is a further well-proportioned double bedroom. The flat is completed by a main exquisite shower room. Externally there is a communal gated garden accessed via the side of the property.

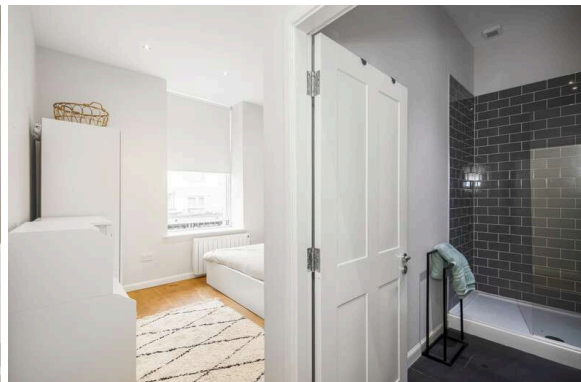
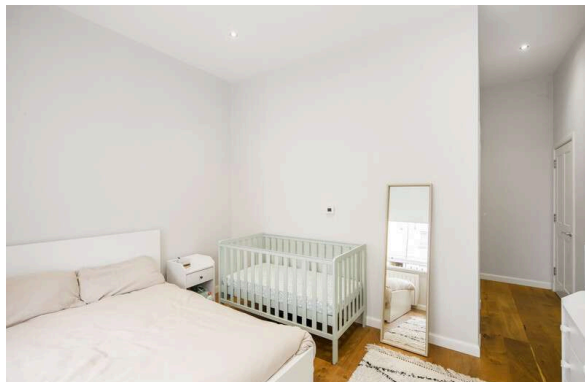
- Modern ground floor apartment
- Close to excellent amenities and Arthur's Seat
- Welcoming hallway
- Bright corner aspect lounge
- Luxury kitchen section
- Two double bedrooms
- Two shower rooms
- Permit parking
- Electric heating and double glazing

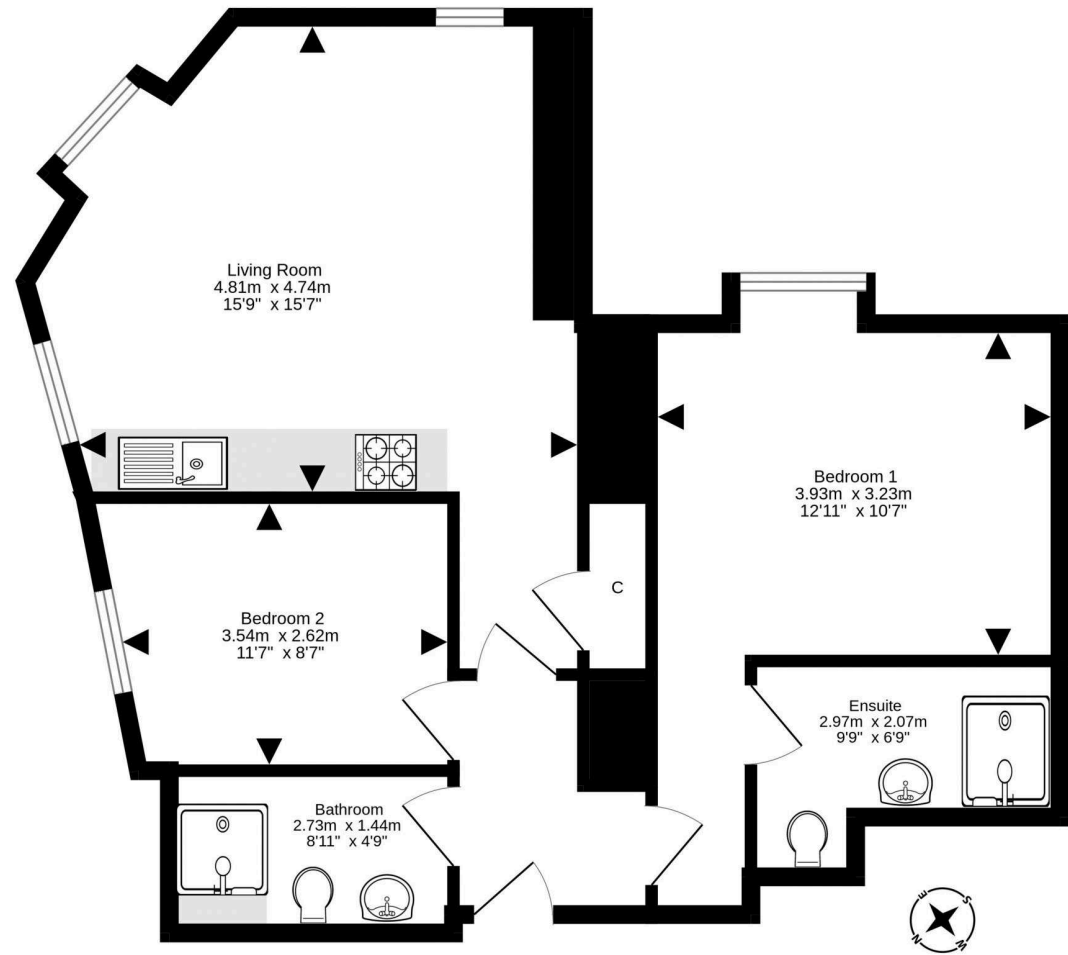
Integrated oven, hob, fridge/freezer and extractor fan. All blinds and freestanding washing machine included in the sale. Furniture can be negotiated at an additional cost. EPC Rating D.

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



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. Areas nearby include Meadowbank and Holyrood. The mix of houses in Abbeyhill includes tenement flats built around the turn of the century, colony houses and new modern developments. The location is ideal for those connected to the Scottish Parliament. Local shops cater well for everyday needs, retail outlets at Meadowbank Retail Park include a Sainsburys food store and Princes Street is just a short journey away providing further amenities within St James' Quarter and Princes Mall. In fact, for the energetic, many parts of the City Centre are actually within walking distance and work is nearly complete on the new Meadowbank Sports Stadium, also located nearby. Regular bus services provide ease of commuting in and around the surrounding area and swift links to the City Centre.





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 ©2024.

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