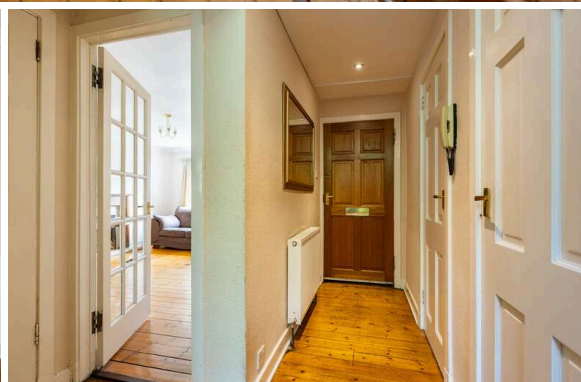




18/1 Abbeyhill Crescent
ABBAYHILL | EDINBURGH | EH8 8DZ


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18/1 Abbeyhill Crescent

ABBEYHILL | EDINBURGH | EH8 8DZ

Well-presented and spacious three-bedroom, double upper flat offering flexible accommodation over two levels, situated in the much sought after Abbeyhill area of Edinburgh, just east of the city centre.

This charming property has been well-maintained throughout and is offered to the market in move-on condition. The spacious living/dining room on the lower level is flooded with natural light through south-facing, double glazed windows, and the room benefits from well-sized storage cupboard. The kitchen is also of an excellent size, and similarly benefits from a good amount of cupboard storage.

Moving to the upper level, all three bedrooms are of a good size and two benefit from built-in wardrobes. Each of these bedrooms have the potential to be employed as a fantastic home office, study or gym, giving the property a high degree of flexibility.

- Spacious three-bedroom double upper apartment
- Sought-after location
- Excellent local amenities
- Easy access to public transport links
- Three bedrooms, two with built-in wardrobes
- Ample storage throughout
- Family bathroom
- Residents parking
- Communal garden area

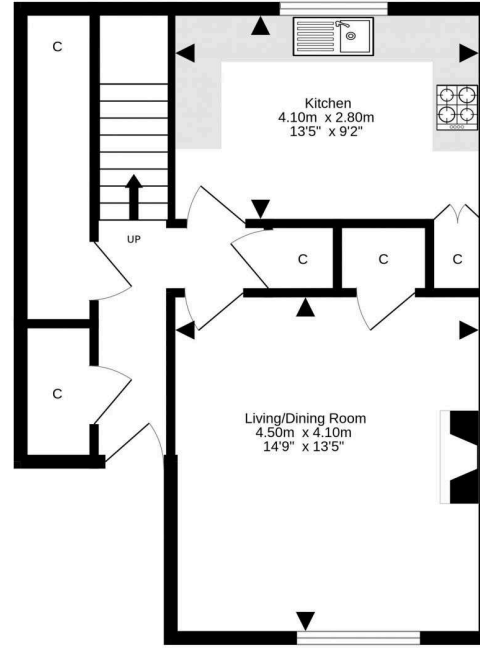
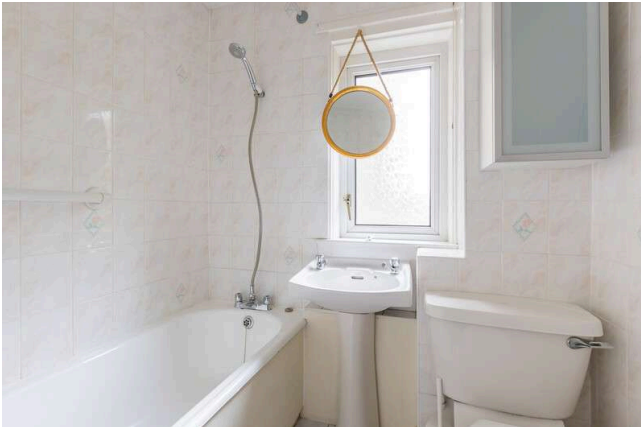
All curtains, blinds, washing machine and fridge freezer included. EPC Rating C.

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

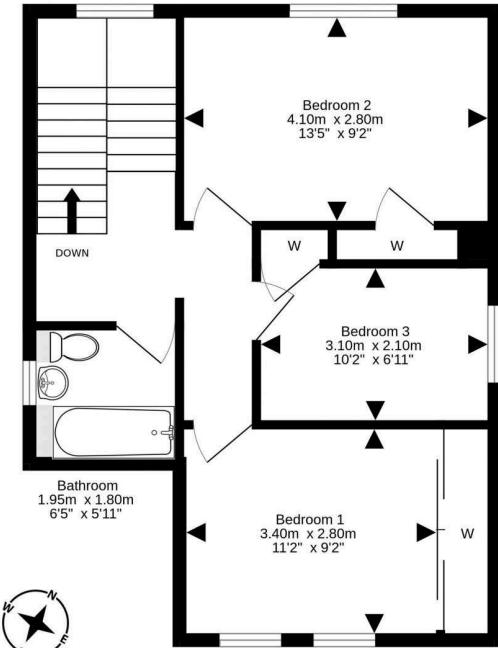


Abbeyhill is an ever-popular area lying to the east of the City Centre, close to the vast green expanse of Holyrood Park, where one can enjoy pleasant walks and fantastic views of the Capital from the top of Arthur's Seat. There is an excellent range of shopping outlets in the vicinity and the nearby Meadowbank Retail Park includes Sainsbury, and B&M Home Store. St James Quarter at the east end boasts a superb variety of well-known shops and great leisure facilities, with further choices at Waverley Mall and on Multrees Walk. The recently refurbished Meadowbank Sports Centre is close at hand and boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. This location is very convenient for those connected to the Scottish Parliament or the central Universities.





Ground Floor



1st 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. Made with Metropix ©2024