



6/14 Lyne Street  
ABBNEYHILL | EDINBURGH | EH7 5DW

  
**warners**  
solicitors & estate agents





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Most appealing top floor flat forming part of a traditional tenement in a quiet cul-de-sac close to the varied east end amenities.

This an excellent first time buy or investment purchase, boasting a light filled, attractively presented interior. The property comprises a bright and spacious kitchen/living room that currently comprises a dining area, Edinburgh press, induction hob, oven and fan and washing machine, a well-proportioned bedroom with built in storage, hall with secure entry system and completing the accommodation a shower room with shower, WC and a heated towel rail.

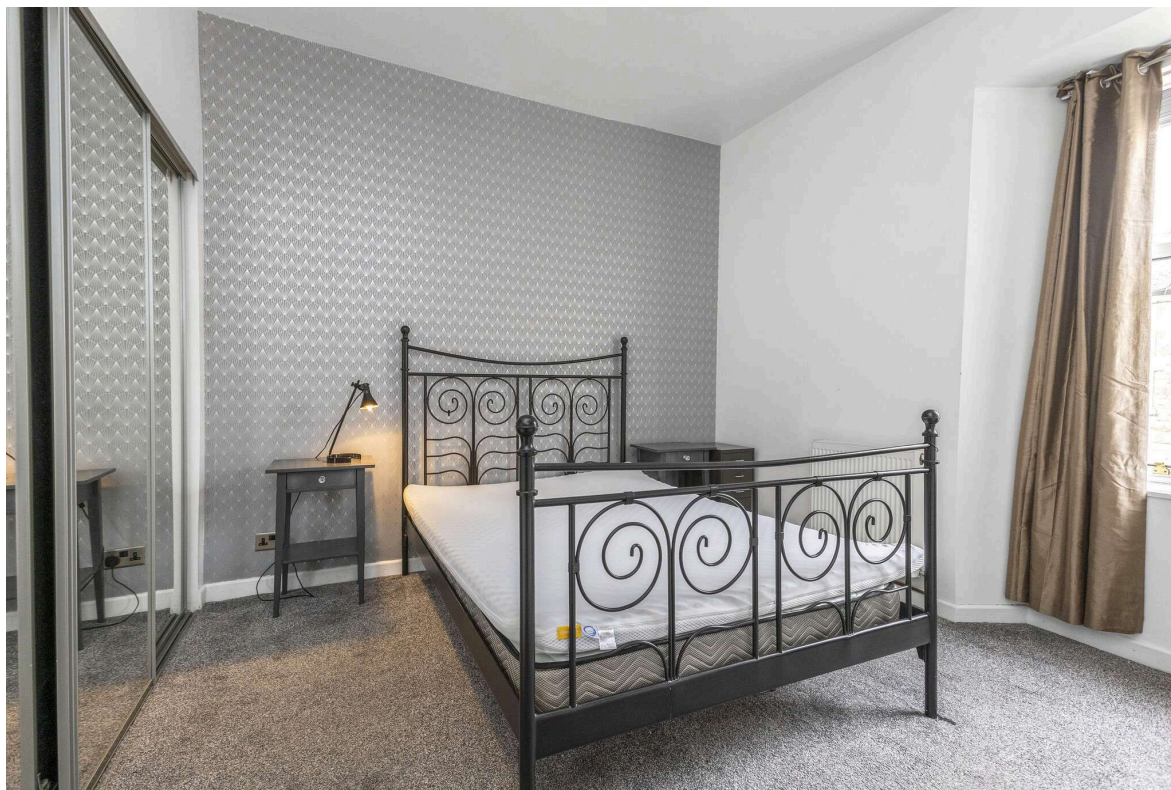
The property also benefits from a well-kept shared garden and benefits from permit parking. Early viewing is highly recommended.

- Kitchen/living room with space for dining
- Fitted kitchen
- Double bedroom with built in storage
- Shower-room
- Shared rear garden
- Permit parking

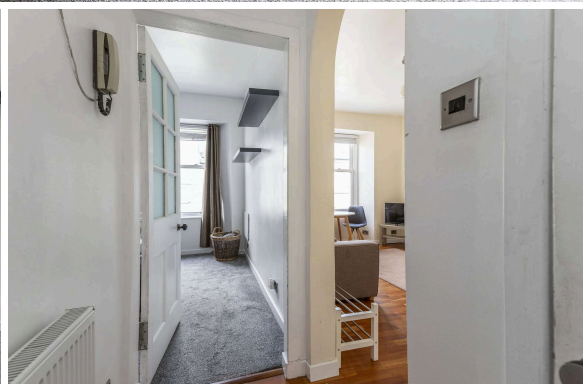
All fixtures, fittings, furniture, washing machine, integrated fridge and freezer, electric oven, microwave and ceramic hob included in sale. Epc Rating D.

There are no factoring charges associated with this property.

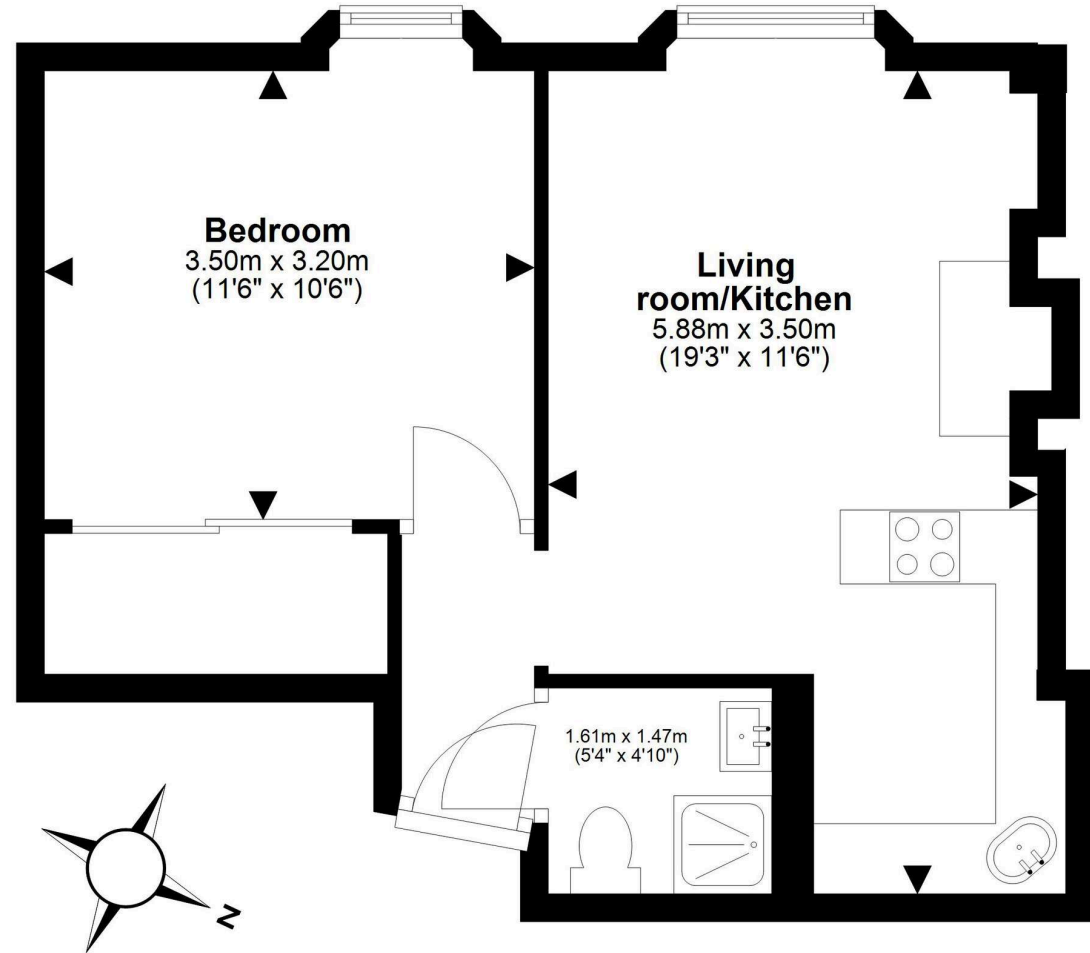
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 and the exciting New Waverley Development located off New Street in the neighbouring Old Town is 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 Princes Mall and the St James Centre, which is currently undergoing refurbishment. This location is very convenient for those connected to the Scottish Parliament.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.