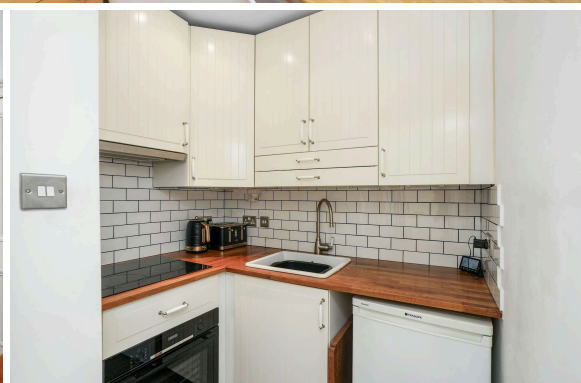




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8am - 4pm
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Mon - Fri
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5 (PF3) Abbey Street
ABBEYHILL | EDINBURGH | EH7 5SJ

warners
solicitors & estate agents



5 (PF3) Abbey Street

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Warners are delighted to offer to the market this well-presented ground floor flat, ideally located for easy access to the city centre and excellent local amenities, including shops, transport links, and the modern multi-purpose sports facility at Meadowbank. Situated in the popular and convenient Abbeyhill area, just two miles from Princes Street and within walking distance of Holyrood Park, Lochend Loch, and Meadowbank Retail Park, this property would make an ideal first home or rental investment.

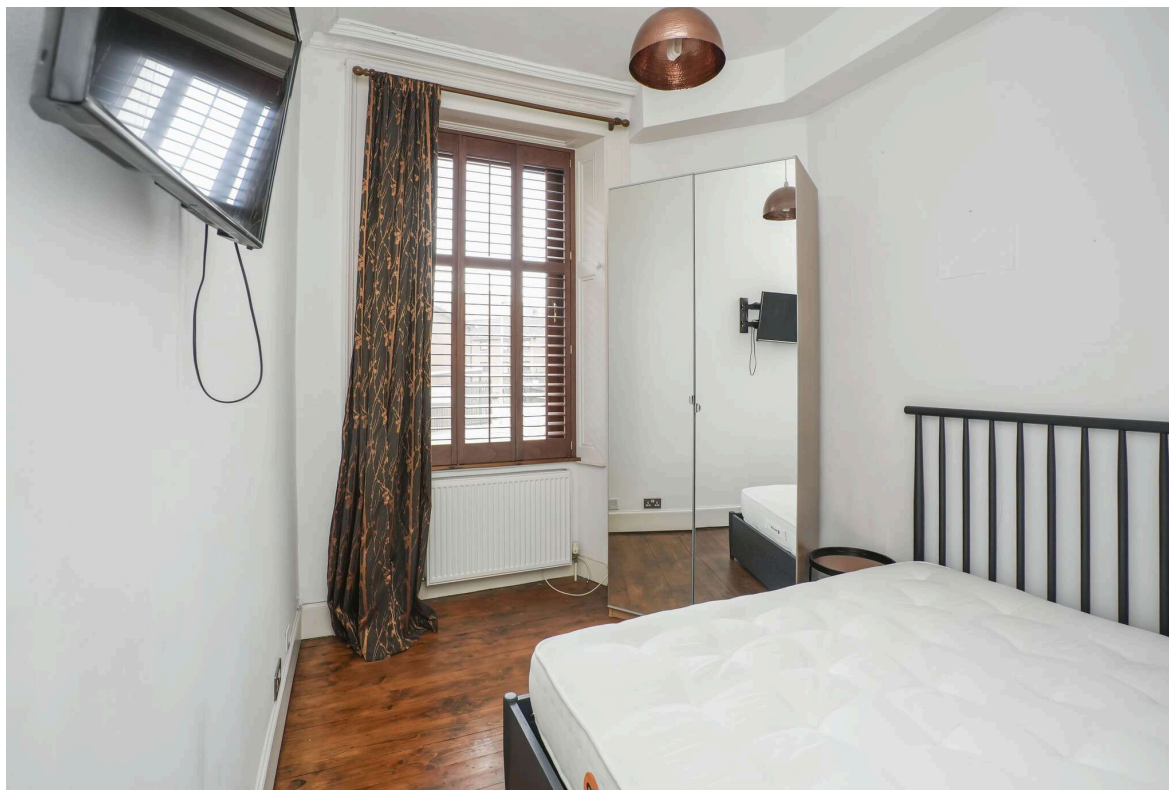
Forming part of a traditional tenement building, the flat offers bright and spacious accommodation perfect for a first-time buyer or investor. It features gas central heating, triple glazing, made-to-measure wooden shutters, and charming original details throughout.

The property comprises an entrance hallway, a generous lounge with twin front-facing windows, cornicing, and a versatile box room currently used as a utility space. The kitchen is fitted with modern base and wall units, and appliances including the oven, hob, fridge, freezer, kettle, and toaster are all included in the sale. The double bedroom also faces the front, while the stylish shower room features a contemporary two-piece suite. Outside, there is access to a shared rear garden mainly laid to lawn.

Early internal viewing is essential to appreciate the size and condition of this attractive flat.

- Prime Abbeyhill location near city centre.
- Ideal first home or investment.
- Bright, spacious layout with box room.
- Modern kitchen with included appliances.
- Gas heating, triple glazing, original features.
- Access to shared rear garden.

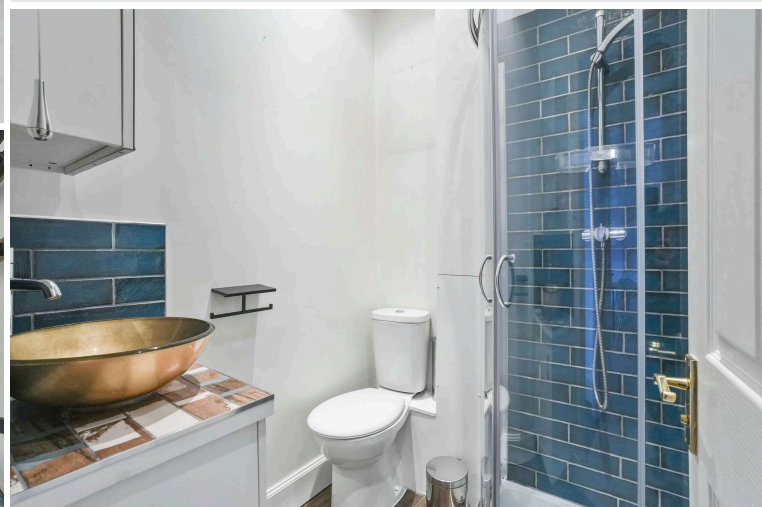
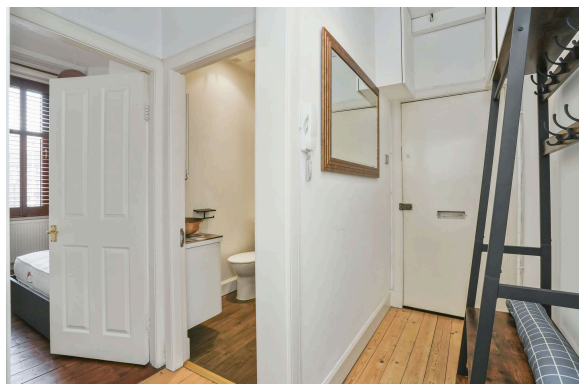
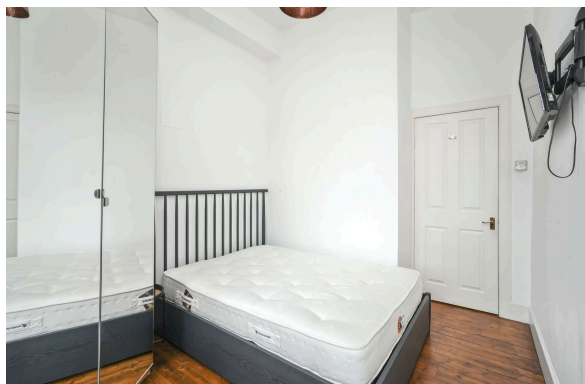
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

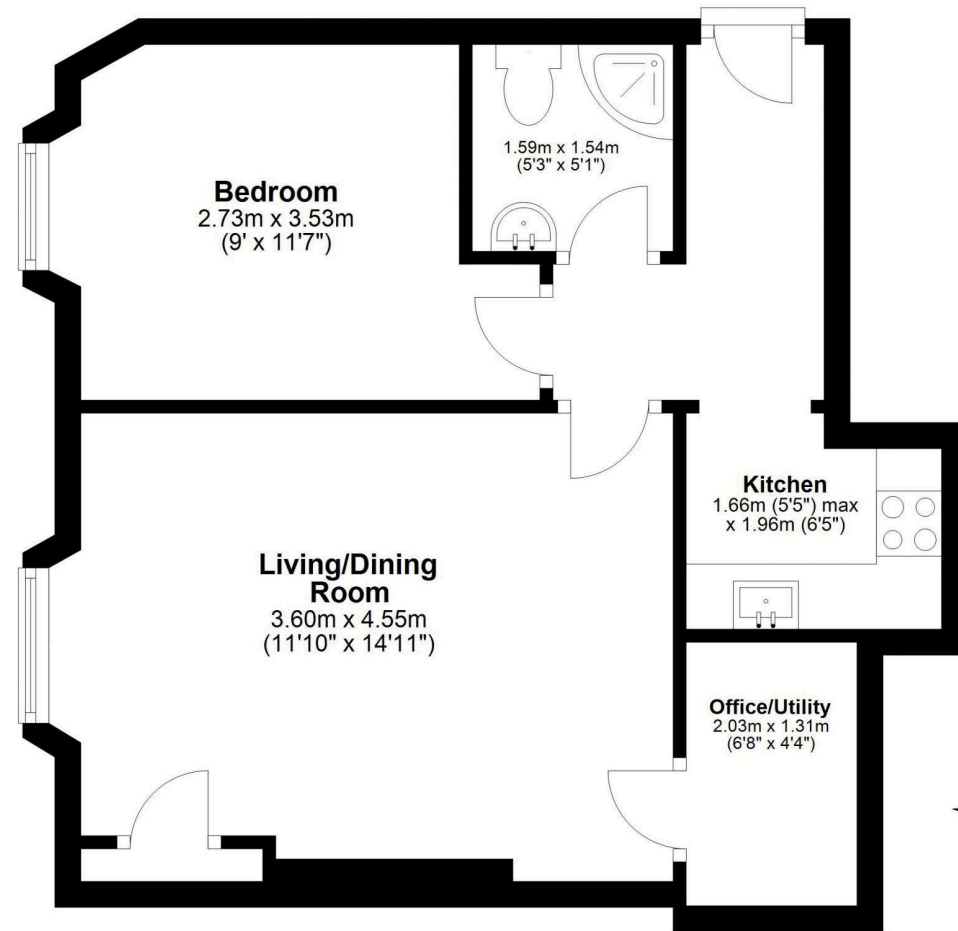


Energy rating C, Council Tax band B.

All fixtures, fittings, kitchen appliances and items of furniture will be included in the sale.

The ever popular Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including the impressive Meadowbank Retail Park, home to Sainsbury's and B&M Home Store. The east end of Princes Street is a short bus ride away, where an extensive choice of leisure and recreational facilities can be found and the green open space of Holyrood Park is close-by. 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. The city bypass and main motorway networks are also within easy reach.





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.