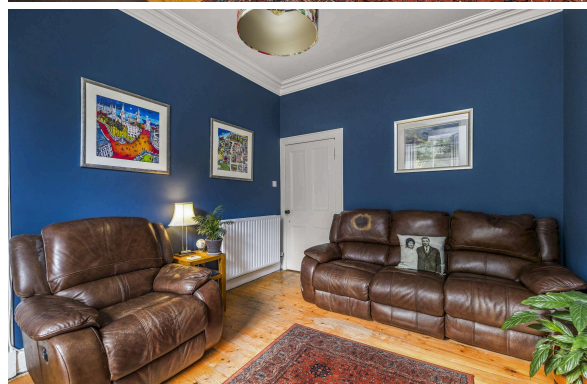




44 Regent Place  
ABBNEYHILL | EDINBURGH | EH7 5BG

  
**warners**  
solicitors & estate agents





## 44 Regent Place

ABBNEYHILL | EDINBURGH | EH7 5BG

Nestled on a quiet street in the heart of the historic and culturally rich Abbeyhill colonies is this immaculately presented ground floor apartment. Boasting a large private garden and surrounded by excellent amenities, quick transport links and with Holyrood Park conveniently close this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a charming lounge with feature fireplace, a spacious dining kitchen with attractive units, two bright bedrooms, and the flat is completed by a stylish shower room. Externally the private front garden has a paved seating area with sections with colourful plants, shrubs and flowers.

- Historic and culturally significant lower colony
- Quiet setting, moments from some of the city's finest amenities and quick transport links
- Welcoming hallway
- charming lounge
- Spacious dining kitchen
- Two bright bedrooms
- Stylish shower room
- Private garden
- EPC C and Council Tax C

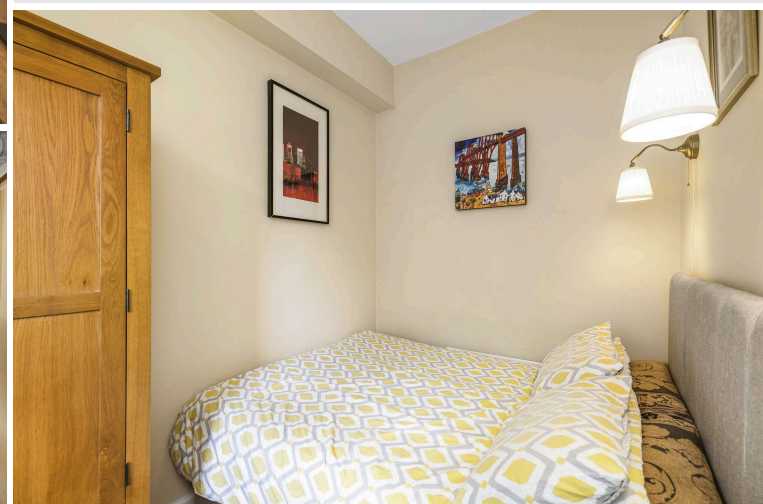
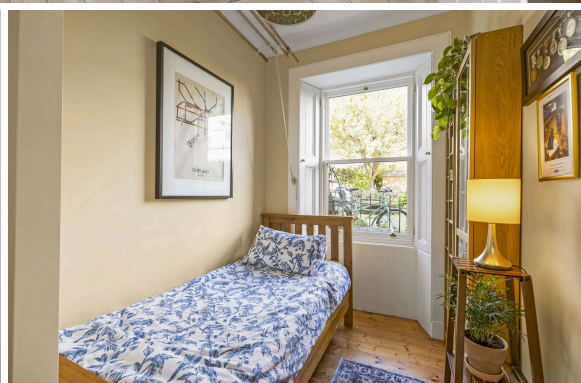
Integrated dishwasher, washing machine, microwave, fridge/freezer, kitchen blind, light fittings and lampshades included in the sale.

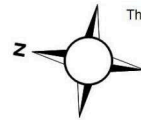
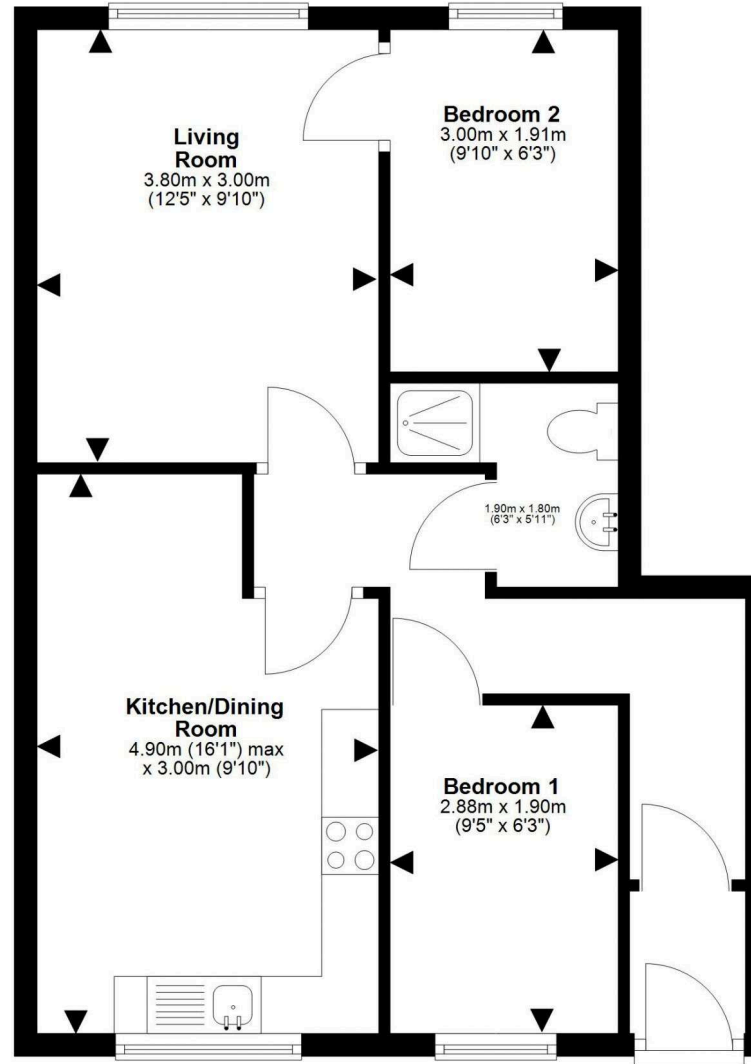
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





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. 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. The new Meadowbank Sports Stadium is conveniently close with state of the art facilities. Regular bus services provide ease of commuting in and around the surrounding area and swift links to the City Centre.





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.