



2/9 Whyte Place  
ABBAYHILL | EDINBURGH | EH7 5TA

  
**warner's**  
solicitors & estate agents



## 2/9 Whyte Place

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Nestled on a quiet street, moments from excellent amenities, quick transport links and the vast open green spaces of Arthur's Seat is this immaculately presented and recently refurbished second floor apartment. Boasting an allocated parking space, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with three ample sized storage cupboards, a bright lounge with Juliet balcony, a contemporary kitchen with attractive units, two well-proportioned double bedrooms and the flat is completed by a stylish bathroom with shower over bath.

- Second floor apartment in quiet setting
- Close to excellent amenities and transport links
- Welcoming hallway with storage
- Bright lounge with Juliet balcony
- Contemporary kitchen with attractive units
- Two ample double bedrooms
- Stylish bathroom
- Gas central heating
- Double glazing
- Allocated parking space

Energy Rating C, Council Tax Band D.

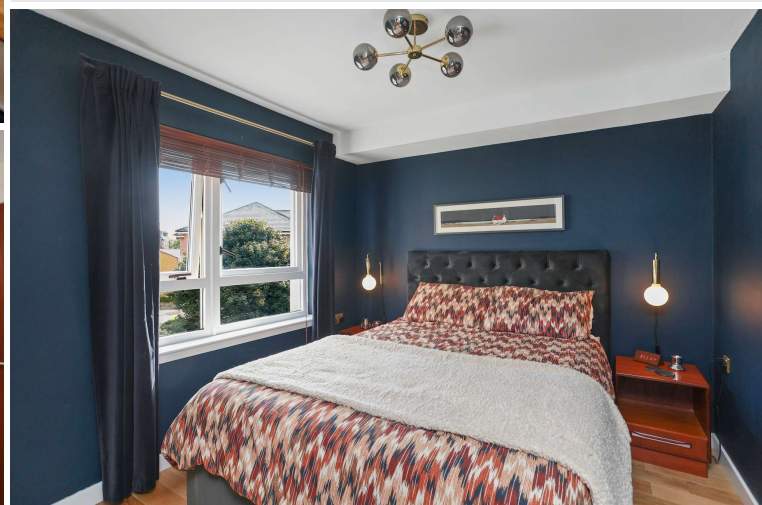
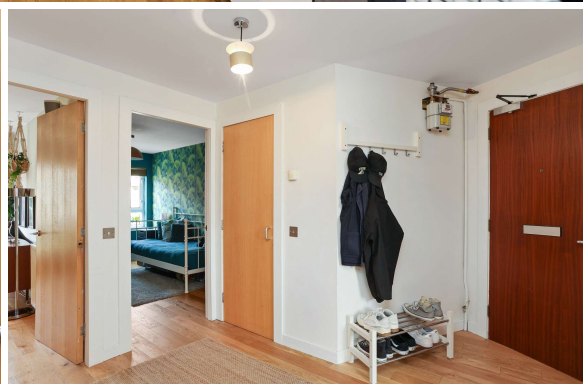
Fee payable to factor, C-urb, approx. £56 per month, paid quarterly.

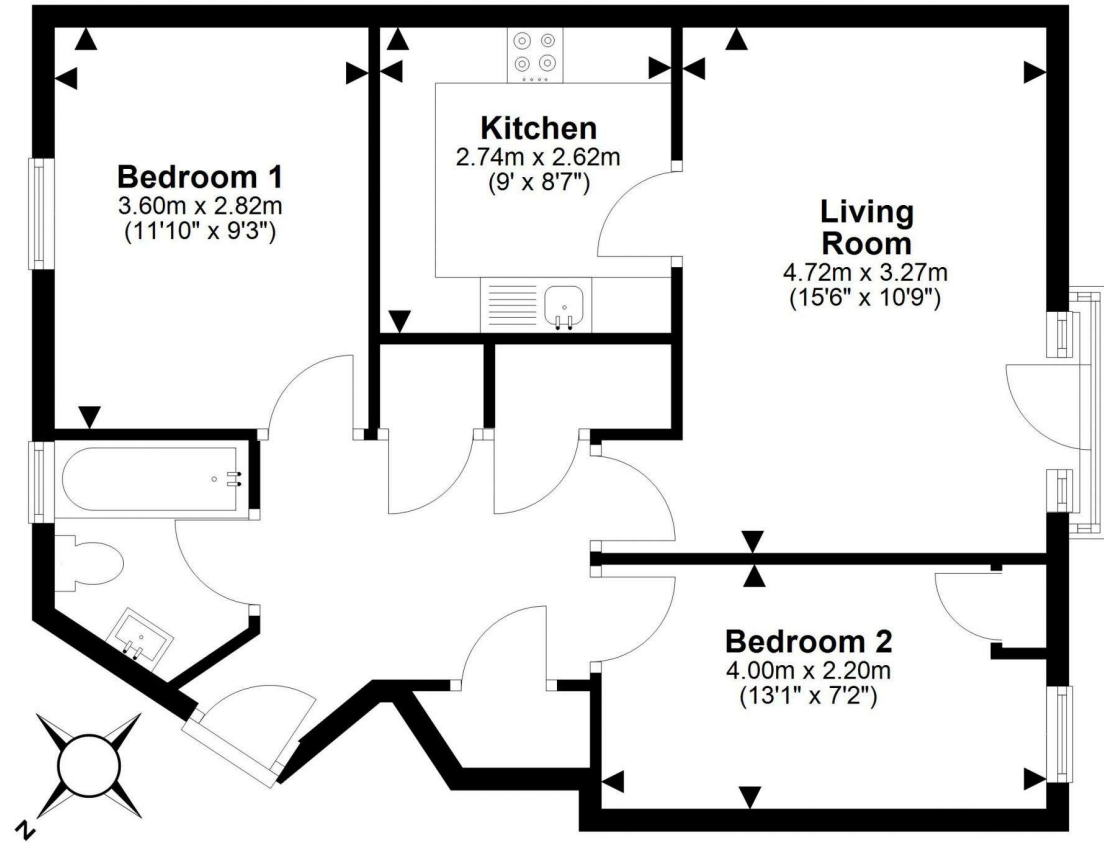
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All curtain and blinds, fixtures, integrated appliances, washing machine and bedroom wardrobe will be included in the sale.

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 the new Meadowbank Sports Stadium is located nearby, with another gym just across the road. 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.