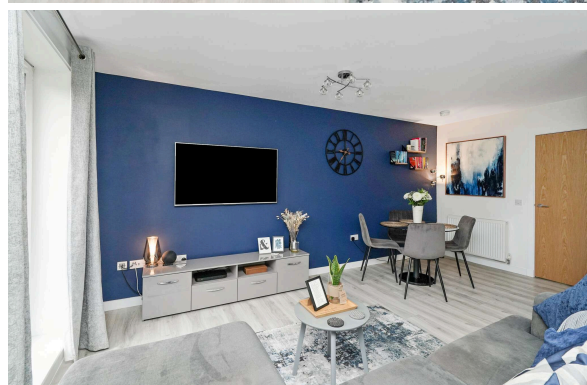




54/3 Stanley Place
ABBAYHILL | EDINBURGH | EH7 5TB


warners
solicitors & estate agents



54/3 Stanley Place

ABBEYHILL | EDINBURGH | EH7 5TB

Well-presented two-bedroom first floor apartment tucked away in a new development only a short walk from Holyrood Park and Meadowbank Retail Park. This most appealing property would be ideal as a comfortable private home or investment purchase. Light floods into the kitchen/living room through the Juliet balcony and creates a perfect space for relaxation, dining or entertaining.

A good range of units are fitted within the kitchen creating ample storage space. The kitchen currently comprises a fridge/freezer, gas hob, oven and fan, dishwasher, boiler cupboard and dining area. There are two well-proportioned bedrooms, both with built in storage and the master with a Juliet balcony and en-suite shower room with a heated towel rail. Completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from a bike store, a shared garden and permit parking.

- Open plan kitchen/living with Juliet balcony
- Fully fitted kitchen
- Two well-proportioned bedrooms
- Two Bathrooms
- Gas central heating and double glazing
- Landscaped communal grounds
- Residents' permit parking
- Bike store

Factor Fees payable to Speirs Gumley, approximately £96p/m

Energy Rating B, Council Tax D

All fixtures, fittings, blinds and kitchen appliances including the washing machine are included in the sale.

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 Sainsburys, Lidl, B&M and a newly opened The Gym Group. 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, with Waverley Station just a short walk away. A newly built Meadowbank Sports Stadium, also located nearby. Regular bus services run from this area to other parts of the city and this location is very convenient for those connected to the Scottish Parliament or the central Universities.

