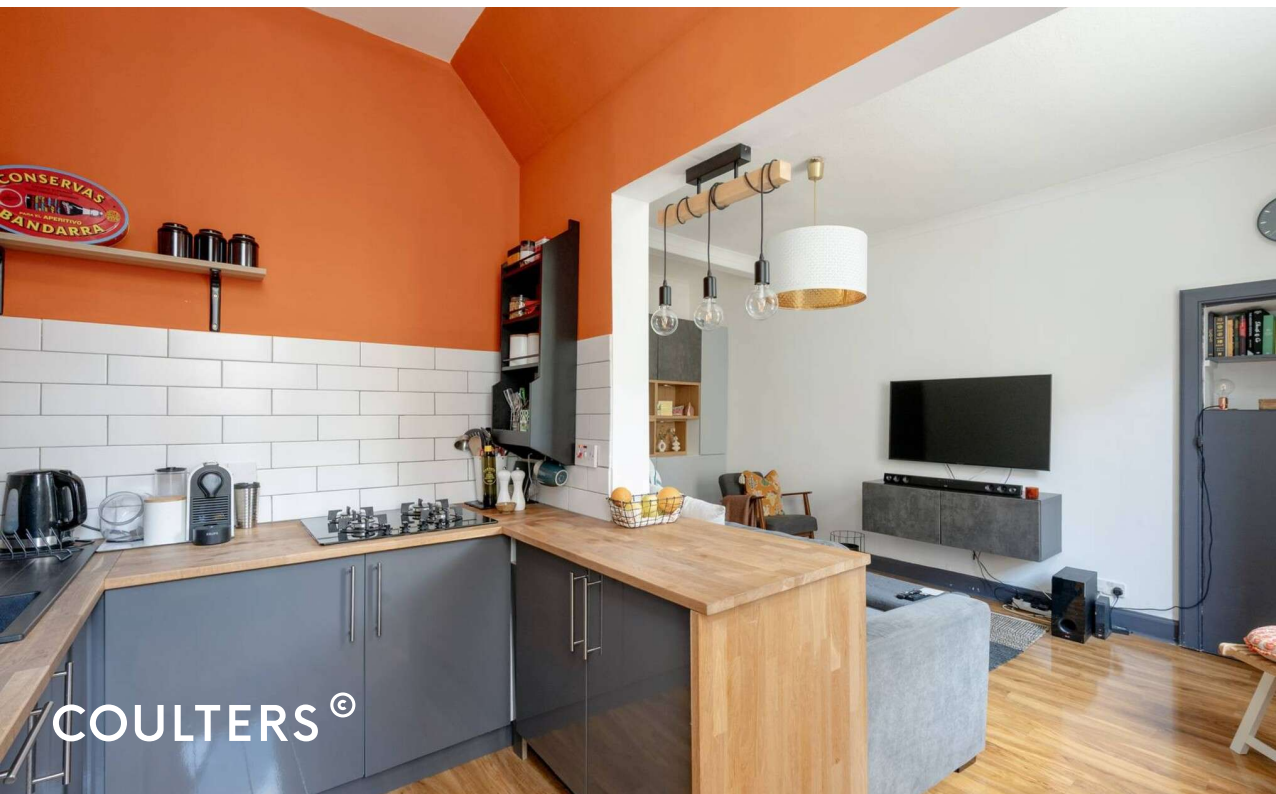


COULTERS[©]

5 MARYFIELD PLACE

ABBAYHILL, EDINBURGH, EH7 5AU

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Offering highly desirable accommodation throughout, sits 5 Maryfield Place, a stunning lower colony flat located in the heart of the charming stone built Abbeyhill Colonies to the East of the city centre.

The property has been lovingly upgraded throughout by the current owner to create stylish accommodation that elegantly combines with period character to great effect. The front door opens onto an entrance vestibule which in turn leads to the hall. To the rear of the property is the extremely engaging sitting room / kitchen. Extensive cupboards have been fitted at one end to maximise storage space in addition to a lovely shelved press cupboard. Modern flooring bounces light into the room.

KEY FEATURES



Stylish, extremely engaging lower flat in the heart of the Abbeyhill Colonies.



A sumptuous double bedroom with a generous walk in wardrobe.



Private landscaped and enclosed garden with seating area.



Residents' on street permit holder parking.



Located in the vibrant area of Abbeyhill to the east of the city centre.



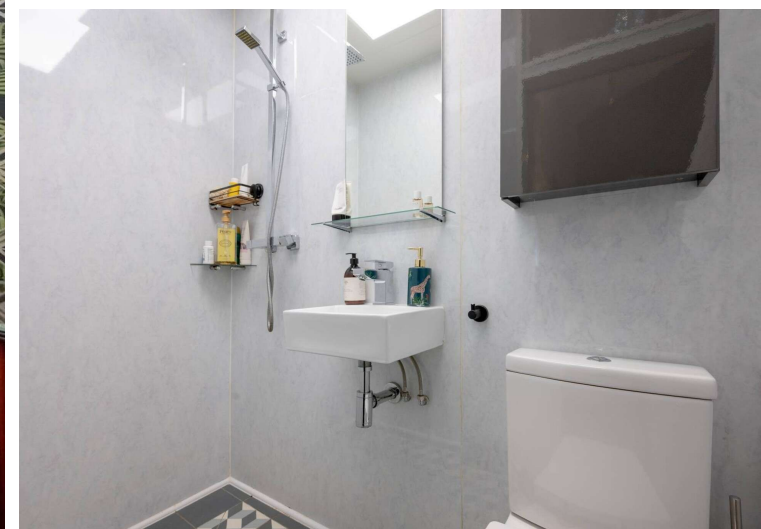
A short walk from an array of local shops.



EPC Rating - C



Council Tax Band - B



The contemporary kitchen is fitted with wall and base mounted cabinetry, with an extended worktop creating a peninsular. The integrated appliances comprise; gas hob, double oven, washer dryer, fridge/freezer and dishwasher. The gorgeous double bedroom is a sophisticated room with a delightful outlook to the garden, benefitting from a bespoke, discretely concealed walk in wardrobe which provides fantastic storage options. A sleek wet room (with shower area, WC and wash hand basin) completes the internal accommodation. Heating and hot water is provided by gas central heating.

There is an enclosed, good sized landscaped garden, with a seating area, perfect for enjoying the good weather. Attractive paving stones lead to the front door in addition to low maintenance astro turf and a garden shed. Residents' on street permit holder parking is available on the street outside.



THE LOCAL AREA

Abbeyhill is a vibrant neighbourhood located a short distance to the east of Edinburgh's city centre. The area is within easy reach of the Scottish Parliament, Holyrood Palace, Calton Hill, St James Quarter and Waverley Station. Abbeyhill offers a wide range of amenities, including local shops, cafes, restaurants and pubs. There is also a Sainsbury's and Lidl supermarket at Meadowbank Retail Park. Holyrood Park is just yards away and is a wonderful place to relax, walk or take part in the weekly Park Run held each Saturday morning. Meadowbank Sports Centre, a fantastic modern facility with gym, running track, basketball courts and more, is a five minute walk away. Portobello with its popular beach and promenade is just a ten minute drive away and there is quick access to shopping at Fort Kinnaird and The Jewel. The city bypass is also reachable within twenty minutes. An excellent bus service operates from London Road and Abbey Mount with services that offer routes across the city as well as out to Edinburgh Airport.

EXTRAS

All light fittings, fitted flooring and white goods are included in the sale price.

HOME REPORT VALUATION: £250,000



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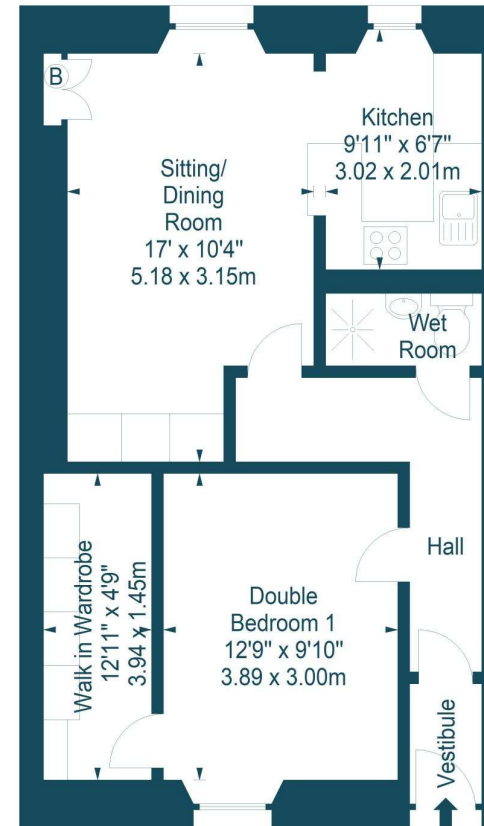
enquiries@coultersproperty.co.uk

Maryfield Place,
Edinburgh,
Midlothian, EH7 5AU



SquareFoot

Approx. Gross Internal Area
551 Sq Ft - 51.19 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.