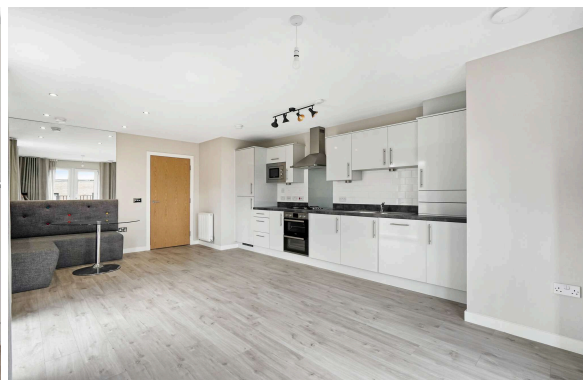




1/24 Elsie Inglis Way
ABBAYHILL | EDINBURGH | EH7 5FQ

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1/24 Elsie Inglis Way

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Nestled in a quiet, modern development in the heart of Abbeyhill, moments from excellent amenities, the revamped Meadowbank Sports Centre, the parliament, Holyrood House and the vast open green spaces of Holyrood Park is this spacious fifth floor apartment. Boasting panoramic city views over Arthur's Seat and Salisbury Crags this property would make an ideal buy in a tranquil, yet central location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright dual aspect open plan lounge/kitchen with a contemporary kitchen section, generous living space with Juliet balcony and a stylish built-in dining seating area. There is a large dual aspect double bedroom with further stunning Arthur's Seat views and built-in mirrored wardrobe and the flat is completed by an exquisite bathroom with shower over bath.

- Modern fifth floor apartment
- Panoramic views over Arthur's Seat
- Lift access, double glazing and gas central heating
- Ample permit parking
- Welcoming hallway with deep storage cupboards
- Bright dual aspect lounge/kitchen with Juliet balcony
- Large dual aspect bedroom with built-in mirrored wardrobe
- Stylish bathroom with shower over bath

Council Tax Band: C Energy Rating: B

Factoring fees are payable to Spiers Gumley at approximately £1150 per year.

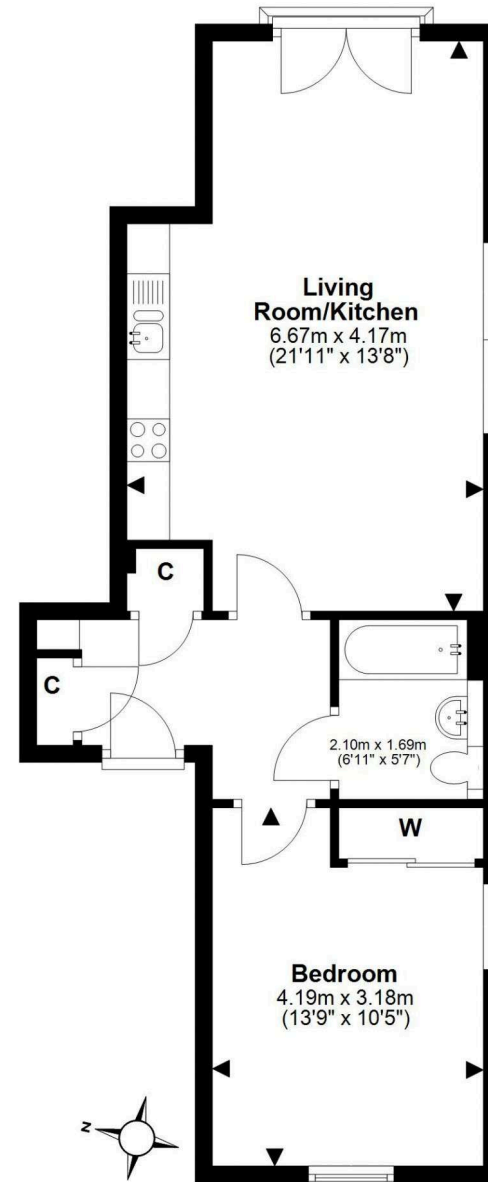
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings, fixtures, glass table, sofa, mirror on walls in the seating area, blinds in the bedroom and kitchen appliances are included in the sale of the property. The grey and cream curtains, and the sliver mirror in the hallway will not be included in the sale of the property.

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 Sainsbury, and B&M Home Store. 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. 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. This location is very convenient for those connected to the Scottish Parliament or the central Universities.





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.

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