



1/5 Whyte Place, Lower London Road
ABBAYHILL | EDINBURGH | EH7 5TA


warners
solicitors & estate agents



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An excellent opportunity has arisen to acquire a 50% ownership of a modern property in quiet setting. Nestled on a tranquil street, moments from excellent amenities, quick transport links and the vast open green spaces of Arthur's Seat is this immaculately presented 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 two ample sized storage cupboards, a bright lounge with triple windows, a contemporary dining kitchen with attractive units, two well-proportioned double bedrooms and the flat is completed by a stylish bathroom with shower over bath.

- 50% ownership of modern flat in secluded courtyard
- Moments from Arthur's Seat and quick transport links
- Allocated parking
- Welcoming hallway with deep storage cupboards
- Bright triple windowed lounge
- Contemporary dining kitchen
- Two well-proportioned bedrooms
- Stylish bathroom with shower over bath

Council tax Band D. Energy Rating B

The remaining 50% share of the property is owned by Link Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the association. At the time of writing, a monthly occupancy payment of £257.19 is payable to the association Link.

In addition to this there is a variable quarterly payment to the property factor to cover the upkeep of the communal areas amounting to approximately £63.23 per quarter payable to Curb.

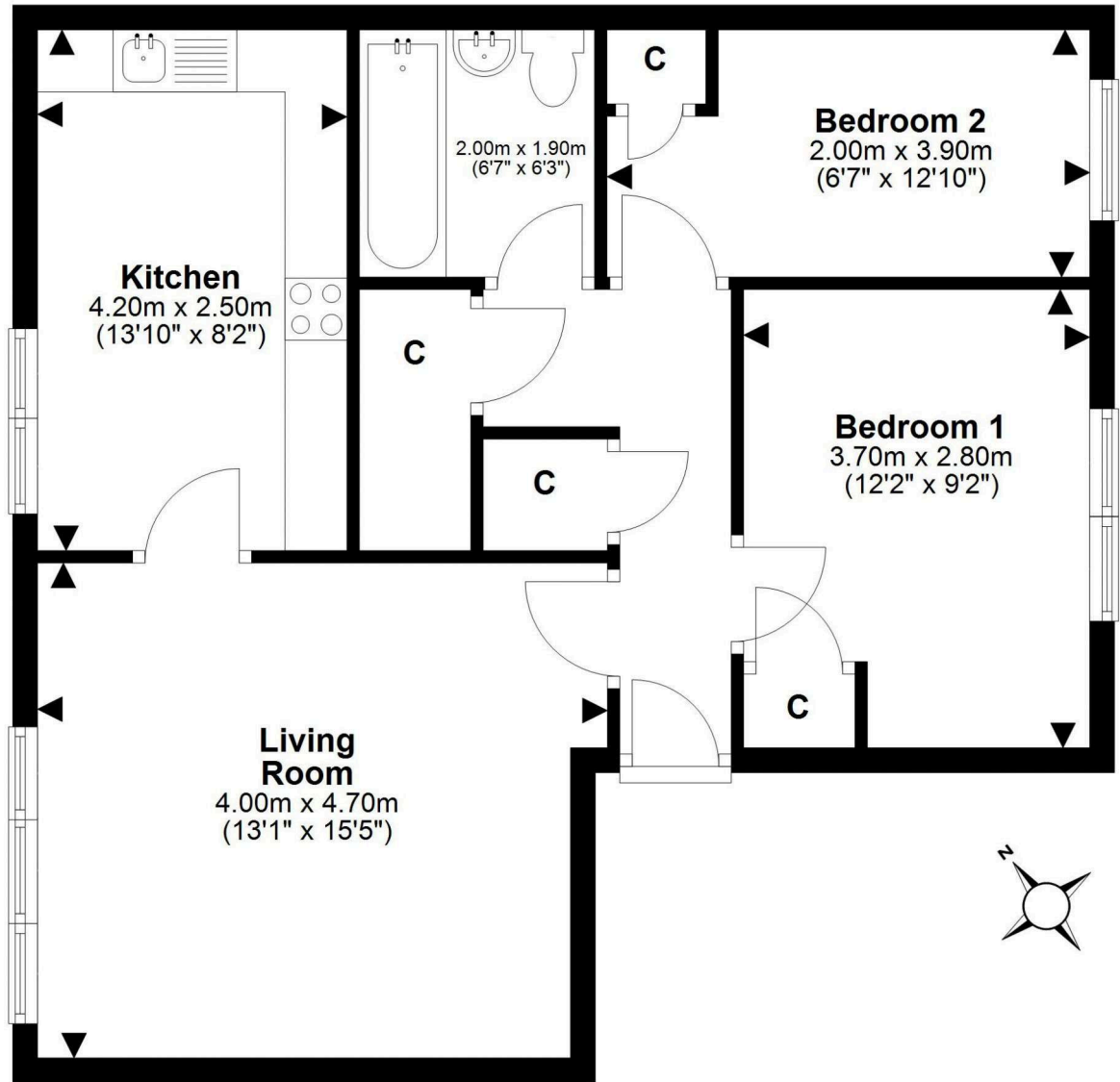
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All fixtures, fittings, integrated kitchen appliances, cooker, washing machine and fridge freezer, curtains, and blinds will be included in the sale.

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 Sainsbury's 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.