










Offers Over

£299,995

39/2 Lower London Road

Abbeyhill | Edinburgh | EH7 5TE

An excellent opportunity has arisen to acquire this impressive and rarely available two-bedroom ground floor flat, forming part of a stylish conversion within a traditional Georgian building. Ideally located in the sought-after district of Abbeyhill, the property is just moments from the beautiful open spaces of Holyrood Park and Arthur's Seat. Well placed for a wide range of local amenities and excellent transport links, this property is perfectly suited to first-time buyers and professionals alike.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - E



Description

Set to the rear of the building with a pleasant outlook over the communal garden, this well-presented apartment is offered to the market in true move-in condition and in brief comprises; secure entry system, welcoming hallway with useful storage, light and airy dual aspect reception/dining room, open plan modern fitted kitchen with integrated appliances, well proportioned principal bedroom with en-suite shower room, good sized second double bedroom and contemporary shower room. Further benefits include electric heating and partial secondary glazing in bedrooms.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances in the kitchen. The wardrobe in the main bedroom will also be included in the sale. The bed in the main bedroom with an integrated TV and other items of furniture can be made available by separate negotiations.

Gardens & Parking

There is a well maintained communal garden to the rear of the building and permit/meter parking to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).



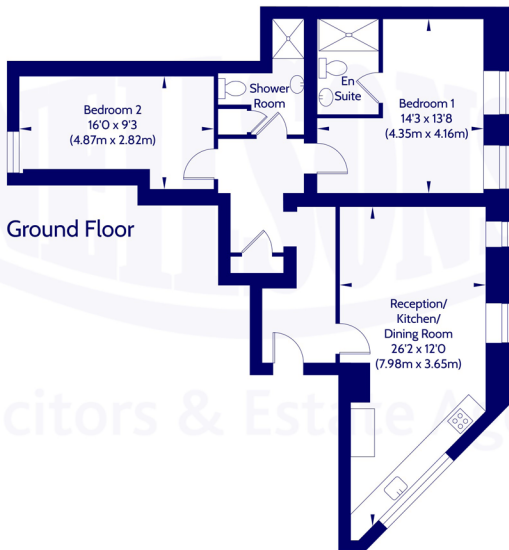


Location

The property is situated in the popular Abbeyhill area of Edinburgh which is located approximately a mile east of the City Centre. There are a fantastic range of specialist shops, cafes and restaurants in the immediate vicinity and many of the Capital's theatres, art galleries, cosmopolitan bars and high street stores are within comfortable walking distance. For those travelling further afield, there are excellent bus links to many parts of the City. The property is a stone's throw from the beautiful open spaces of Holyrood Park and Arthur's Seat.



Approx. Gross Internal Floor Area 76 Sq M / 819 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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