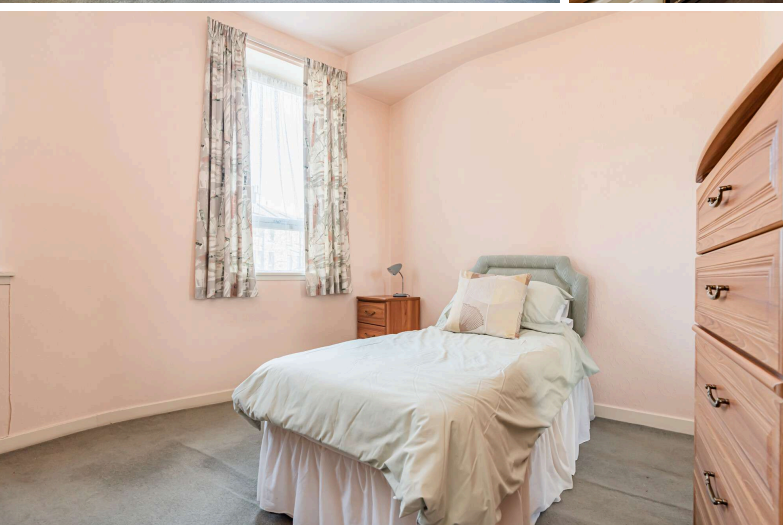




91/5 London Road
Edinburgh, EH7 5AP

- Well-positioned, 1-bedroom, 1st-floor flat, in the popular Abbeyhill area, boasting beautiful views of Arthur's Seat
- Exciting opportunity for first time buyers and investors
- EPC: D
- Council tax band: B





This well-positioned, one-bedroom, first-floor flat, set within the desirable Abbeyhill area, is just a short distance from Edinburgh's bustling city centre, boasting beautiful views of Arthur's Seat.

While well-maintained, the property would now benefit from general modernisation, offering excellent scope for upgrading and modernising to taste. Ideal for first time buyers and investors alike.

The property comprises of an entrance hall, with two cupboards, providing ample storage space, which then leads on to all other main rooms. A bright reception room, a good-size kitchen with wall mounted units, a cooker with hob and a washing machine. One double bedroom and one family bathroom.

Both permit and on-street parking are available.

Location:

London Road is situated in the Abbeyhill area of Edinburgh and is within easy walking distance of the St James Quarter and the City Centre. The surrounding area is well served by a host of excellent amenities available on London Road and Easter Road, with an eclectic range of private retailers and local shops. The main shopping and commercial areas of Princes Street and George Street are close by and the lovely open green spaces of Holyrood Park and Arthurs Seat are within walking distance. The new St James Quarter affords a selection of high quality retailers and restaurants and the Omni Centre offer a further selection of facilities, including restaurants, bars, a Nuffield Health Gym and a Multi-screen Cinema. Meadowbank has a shopping complex with a large Sainsburys supermarket and other high street retailers. Edinburgh Waverley Railway Station provides an excellent rail link and regular public transport services run to and from the city centre and to surrounding areas. Resident's zone parking is available upon application to the City of Edinburgh Council.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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