



1/16 Elsie Inglis Way
ABBNEYHILL | EDINBURGH | EH7 5FQ

warner's
solicitors & estate agents



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An excellent opportunity to purchase this stylish third-floor one bedroom flat, set within a modern development on Elsie Inglis Way in the popular Abbeyhill area of Edinburgh.

The property is accessed via a secure entry system and benefits from a lift and well-maintained stairwell. The property offers well-presented, contemporary accommodation throughout.

The welcoming hallway leads to a bright and spacious open-plan living room and kitchen, creating a versatile space for both relaxing and entertaining, with ample room for a dining table. The modern kitchen features generous worktop space along with a good range of floor and wall-mounted units, providing excellent storage and functionality.

The generous bedroom benefits from built-in storage, offering a comfortable and practical space with excellent storage provision. A contemporary three-piece bathroom completes the accommodation, comprising a bath with an overhead shower, wash hand basin and WC.

- Stylish one bedroom third floor flat
- Located in the popular area of Abbeyhill
- Set within a modern development
- Accessed via a secure entry system
- Lift-serviced property
- Close to local amenities and bus routes
- Gas central heating and double glazing

Council Tax Band C and Energy Rating B

Factor fee amount approximately £81 per month, payable to Speirs Gumley.

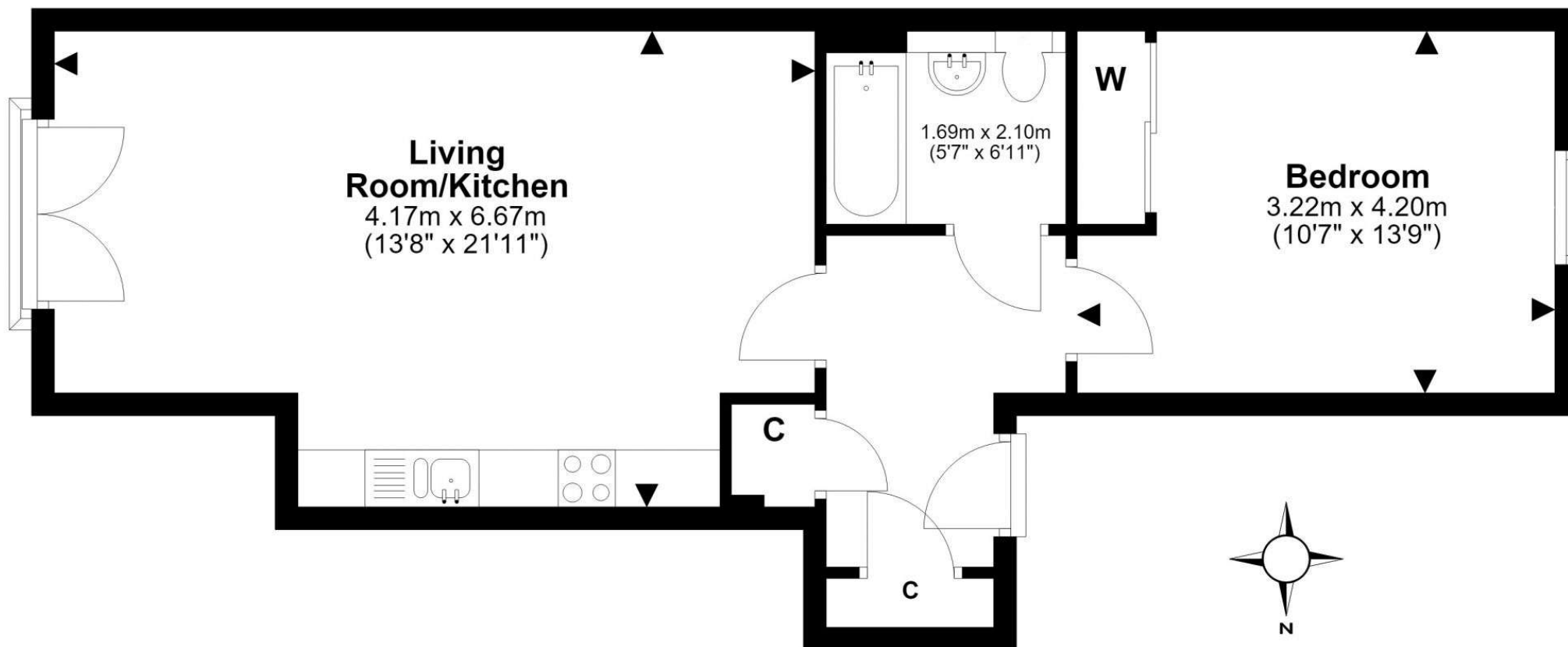
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances and light fixtures will be included in the sale. Furniture and curtains are not included, but may be included under separate negotiation.

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 and local shops cater well for everyday needs. Also within easy reach are the retail outlets at Meadowbank Retail Park, including a Sainsburys food store plus a great choice of shops and leisure facilities at St James' Quarter and Princes Mall. In fact, for the energetic, many parts of the City Centre are within walking distance. 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. Regular bus and tram 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.