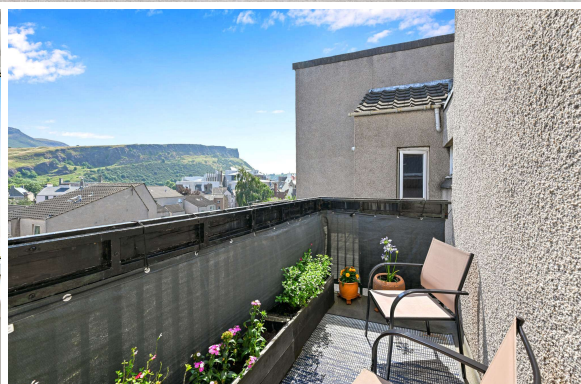




22/5 Abbeyhill Crescent
ABBNEYHILL | EDINBURGH | EH8 8DZ


warners
solicitors & estate agents



22/5 Abbeyhill Crescent

ABBEYHILL | EDINBURGH | EH8 8DZ

Nestled in a quiet development, seconds from Holyrood Palace, the Royal Mile and Holyrood Park is this spacious South facing duplex apartment. Boasting panoramic views over Arthur's Seat and Salisbury Crags, a balcony, ample storage and secure resident's private parking, manicured communal grounds, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected central location.

The accommodation comprises a welcoming entrance vestibule and hallway with two deep storage cupboards, a bright lounge with stunning views and a South facing balcony, a contemporary kitchen with attractive units and generous dining space and following up a carpeted staircase the upper level enjoys two large double bedrooms (both with built-in storage) and the flat is completed by a stylish bathroom with shower over bath. Externally the well-kept, scenic garden grounds are laid to lawn with a vast array of trees, shrubs and plants.

- Duplex apartment on quiet street just off Royal Mile
- Panoramic views of Arthur's Seat
- Secure residents' parking and well-kept communal areas
- Welcoming hallway with good storage
- Bright lounge with balcony
- Contemporary dining kitchen
- two double bedrooms
- Stylish bathroom

Energy Rating C. Council Tax D.

All fixtures, fittings, integrated kitchen appliances, washing machine, TV and all furniture will be included in the sale.

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



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. Also close at hand you'll find the Royal Palace of Holyrood, the Scottish Parliament, and the Dynamic Earth visitor attraction. The famous Royal Mile is just around the corner, offering a superb choice of shops, cafes and bars, with St James Quarter and Princes Street a little further afield. From the property, a short journey takes you to Waverley Train Station, regular bus services and the tram service to Edinburgh Airport or Edinburgh's waterfront at Leith and Newhaven. The recently refurbished Meadowbank Sports Centre is located in neighbouring Meadowbank and boasts a gym, caf , outdoor football pitch, athletics track and a choice of fitness studios. For students, many of the university buildings are within easy reach.

