



11 Abbeyhill Crescent
ABBAYHILL | EDINBURGH | EH8 8DZ


warners
solicitors & estate agents



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Set within a sought-after modern development in the highly desirable Abbeyhill district, this exceptional two-bedroom duplex apartment offers contemporary city living with breathtaking views across Holyrood Palace, Arthur's Seat and the Scottish Parliament. Beautifully presented throughout and finished to an outstanding standard, the property is offered to the market in true turnkey condition. Arranged over two levels, the light-filled accommodation centres around an elegant living room, perfectly positioned to maximise the spectacular outlook. A stylish fitted kitchen, two generous double bedrooms with built-in wardrobes, and a beautifully appointed contemporary bathroom featuring a waterfall shower complete the accommodation. Further benefits include excellent storage, attic space, residents' parking and a well-maintained communal garden.

Combining stylish interiors, iconic views and an enviable location just moments from Edinburgh's city centre, this is a rare opportunity to acquire an outstanding home in one of the capital's most vibrant and sought-after neighbourhoods. Offering immense appeal to first-time buyers, professionals, young families and investors alike, early viewing is highly recommended.

- Modern two-bedroom duplex apartment
- Spacious living room with stunning views
- Fully fitted attractive kitchen
- Two well-proportioned double bedrooms
- Contemporary stylish bathroom
- Hallway with storage cupboards
- Residents parking
- Manicured communal garden
- Excellent local amenities
- Ideally located just moments from Edinburgh city centre.

Energy rating C. Council tax band D.

All fixtures, fittings, integrated kitchen appliances, sofa and super king bed will be included in the sale. The living room and bedroom light fittings will be removed and replaced with a standard fitting. The bathroom mirror will be excluded from the sale. No warranties or guarantees will be provided in respect of any appliances included in the sale.

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

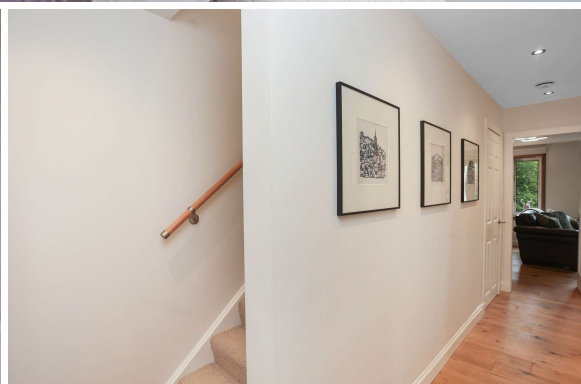


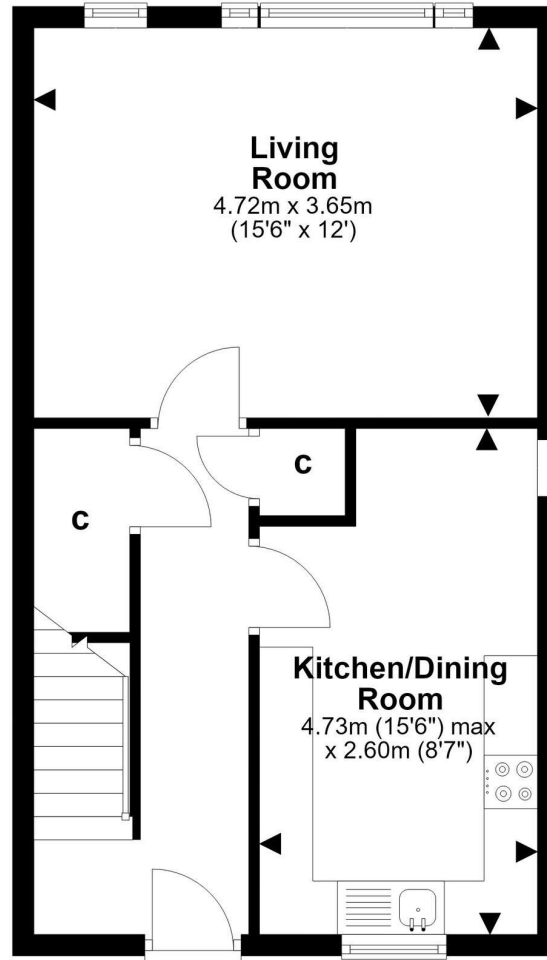
Steeped in history and rich in character, Abbeyhill is one of Edinburgh's most desirable residential neighbourhoods, perfectly positioned on the doorstep of the city centre and surrounded by some of the capital's most iconic landmarks. Nestled between Holyrood Park and the historic Royal Mile, the area offers a unique blend of vibrant city living and exceptional green space.

Residents enjoy immediate access to world-renowned attractions including Arthur's Seat, the Palace of Holyroodhouse, the Scottish Parliament and Dynamic Earth, while the charming cafes, independent boutiques and acclaimed restaurants of the Old Town are all within easy walking distance. The recently transformed St James Quarter further enhances the area's appeal, offering an outstanding selection of luxury retail, dining and leisure experiences.

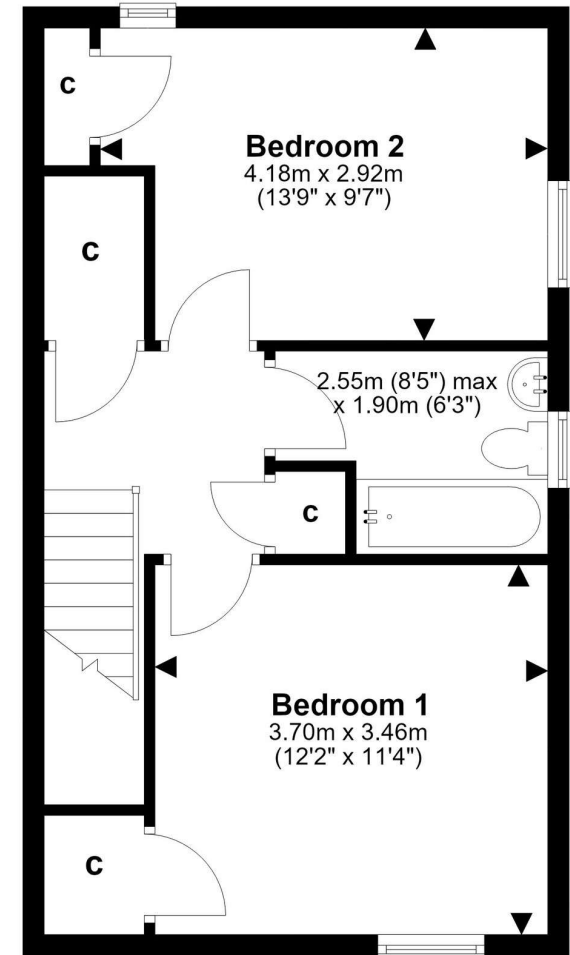
Excellent transport links place the rest of the city and beyond within effortless reach, with Edinburgh Waverley Station, regular bus services and the tram network all nearby, providing direct connections to Edinburgh Airport, Leith and Newhaven.

For those seeking an active lifestyle, the state-of-the-art Meadowbank Sports Centre is just a short distance away, offering extensive fitness and sporting facilities. The area is also particularly well placed for Edinburgh's renowned universities, adding to its enduring appeal among professionals, academics and investors alike. Combining historic charm, outstanding amenities and exceptional connectivity, Abbeyhill remains one of Edinburgh's most sought-after addresses and an outstanding place to call home.





Ground Floor



First Floor

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.