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Offers Over

£360,000

16 (2F1) East Norton Place

Abbeyhill | Edinburgh | EH7 5DR

An excellent opportunity has arisen to purchase this substantial 4 bedroom 2nd floor flat forming part of C-listed renovated traditional tenement within the heart of Abbeyhill Conservation Area within walking distance of the City Centre and many excellent attractions.

-  4 Bedrooms
-  2 Public rooms
-  1 Shower room & WC apartment
-  Communal Gardens
-  Permit/metered parking
-  EPC Rating – D
-  Council Tax Band - D



Description

The property would now benefit from a degree of cosmetic upgrading yet offers superb potential to create an exceptional home in a highly desirable central location. It retains a wealth of attractive period features including cornice work, ceiling roses, Edinburgh press and working shutters in most rooms. Extending to over 1300 square feet, this extremely spacious property is likely to appeal to a broad range of buyers and should be viewed to be fully appreciated.

The property is entered through a generous and welcoming dining hall with useful storage. Positioned to the front of the building is an impressive reception room featuring a central fireplace. The dining kitchen is generously sized and fitted with a selection of modern wall and base units, along with an integrated gas hob, electric oven and extractor hood. Additional appliances are included in the sale. There are three spacious double bedrooms and a fourth single bedroom which may also serve as an ideal home office. A modern shower room with two piece suite and a separate WC apartment completes the accommodation. Further benefits include a secure entryphone system and gas central heating system.

Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.



Extras

All the fitted floor coverings, light fittings and blinds together with the built-in hob/oven/hood, fridge freezer, dishwasher and washing machine.

Gardens and parking

There is a sizeable communal garden located to the rear of the building and for the car owner, there is a variety of parking options in the area including permit and metered parking together with unrestricted parking within some surrounding streets.

Viewing

By appointment with Neilsons on 0131 625 2222.





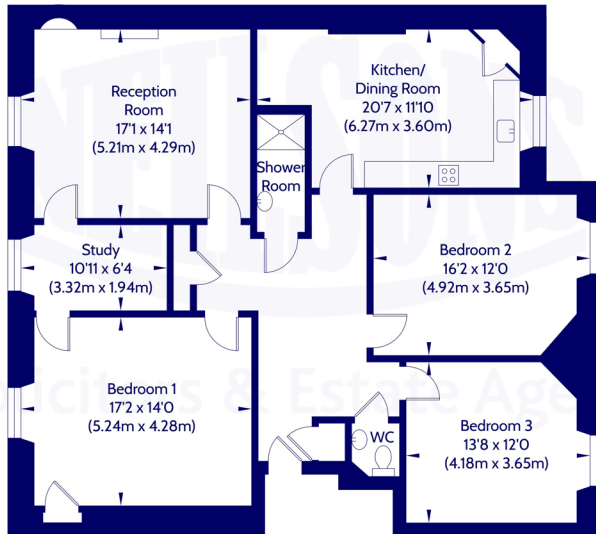
Location

Abbeyhill is a popular area of the city, lying little more than one mile east of Princes Street on the edge of Holyrood Park. London Road, Princes Street and the designer shops at the popular St James Quarter are within comfortable walking distance or readily accessible via frequent bus services. Holyrood Palace and Parliament are also moments away. In addition, The Royal Mile offers a tremendous variety of small speciality shops, cafes, restaurants and bars. The Meadowbank retail park boasts a large branch of Sainsbury and, a little further afield, the Fort Kinnaird retail outlet houses a wide choice of popular High Street retailers and restaurants. The sports enthusiast will appreciate proximity to the Meadowbank Stadium, several golf courses and the wonderful open spaces of Queen's Park and Arthur's Seat. Waverley train station is close at hand and there is also a tram stop at York Place providing a direct link to Edinburgh International Airport.



Approx. Gross Internal Floor Area 130 Sq M / 1395 Sq Ft.

2nd Floor



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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

