

COULTERS®

7/7 LYNE STREET

ABBAYHILL, EDINBURGH, EH7 5DN

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TAKE A LOOK INSIDE

Nestled on a quiet residential street in the ever-popular Abbeyhill district, this charming first-floor flat forms part of a traditional Edinburgh tenement and offers beautifully presented accommodation with a wealth of character and period appeal.

The heart of the home is the impressive sitting room, a wonderfully bright and welcoming space enhanced by a large double window and a versatile recessed area which is ideal as a dining nook or home office.

KEY FEATURES



Charming first floor flat.



One generous double bedroom.



On-street permit parking.



Shared rear garden.



Within walking distance of The City Centre.



Fantastic independent amenities on its doorstep.



EPC Rating - C



Council Tax Band - B





The kitchen is well equipped with a good range of fitted cabinetry and integrated appliances, offering excellent storage and workspace. There is a generous double bedroom with retaining original working shutters. A contemporary shower room completes the accommodation. Further benefits include attractive sanded wooden floorboards, double glazing and a well-maintained interior throughout.

Externally, residents enjoy access to a shared rear garden, while ample on-street permit parking is available nearby. Perfectly positioned within easy reach of the city centre, Holyrood Park and the vibrant cafés, restaurants and amenities of Abbeyhill and neighbouring Easter Road, this is a delightful home in a highly sought-after location.



THE LOCAL AREA

Abbeyhill is a vibrant neighbourhood located a short distance to the east of Edinburgh's city centre. The area is within easy reach of the Scottish Parliament, Holyrood Palace, Calton Hill, St James Quarter and Waverley Station. Abbeyhill offers a wide range of amenities, including local shops, cafes, restaurants and pubs. There is also a Sainsbury's and Lidl supermarket at Meadowbank Retail Park. Holyrood Park, just a ten minute walk away, is a wonderful place to relax, walk or take part in the weekly Park Run held each Saturday morning. Meadowbank Sports Centre, a fantastic modern facility with gym, running track, basketball courts and more, is also closeby. An excellent bus service operates from London Road and Easter Road with quick access to the city centre as well as out to Portobello and the beautiful East Lothian coast.

EXTRAS

All blinds, light fittings, fitted flooring, sofa, sofa bed, birch plywood shelves in sitting room, bedroom wardrobe, bedroom mirror and all integrated appliances - full height fridge/freezer, washing machine - are included within the sale prices. Some items of furniture are available by separate negotiation.

HOME REPORT VALUATION: £175 000



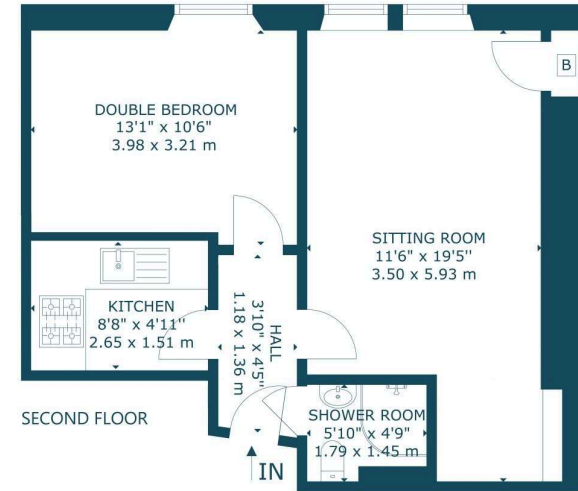
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7 - 7 LYNE STREET, EDINBURGH, EH7 5DN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 452 SQ FT / 42 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.