



4 Carlyle Place

Abbeyhill, Edinburgh, EH7 5SR



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Beautiful colony flat with flexible accommodation over 2 levels

- Spacious sitting room
- Modern kitchen/dining room
- Impressive double bedroom
- 2nd Double bedroom
- Bedroom/home office
- Stylish 3-piece bathroom
- Separate WC
- Private garden
- Excellent location close to amenities
- Residents' permit parking

Offers Over:

£415,000



 Freehold

Further information can be found in the home report.

🏠 About the Property

Located in the heart of the ever-popular Abbeyhill Colonies, this beautifully presented property offers bright, spacious & flexible accommodation arranged over ground & lower ground levels.

Combining charming period character with modern interiors, the property provides an excellent balance of living and bedroom space. Generously proportioned rooms and tasteful décor feature throughout, while the versatile layout offers flexibility for family life, guest accommodation or home working.

Further benefits include a private south-east facing garden, gas central heating & double glazing.

⊕ Extras

To include all fitted flooring, curtains, curtain poles, light fittings, oven, hob, microwave, fridge/freezer and the wardrobes in bedroom I in the sale. Washing machine & tumble dryer excluded.



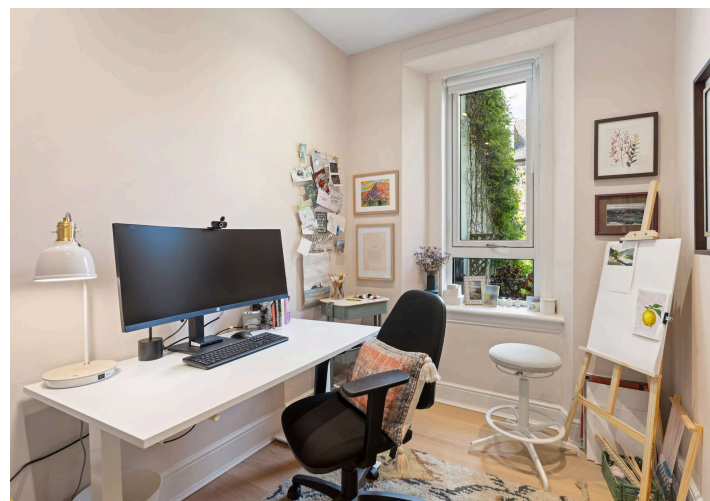


📍 Location

Abbeyhill is one of Edinburgh's most distinctive and charming neighbourhoods, famed for its historic colony homes, quiet streets and strong sense of community. Situated just east of the city centre, it offers residents the perfect balance of city living and peaceful surroundings.

The area is ideally placed for access to Holyrood Park, providing scenic walks, cycling routes and stunning views across Arthur's Seat and Salisbury Crags. Nearby, London Road and Easter Road offer a wide selection of independent cafés, restaurants, pubs and boutique shops, while the Scottish Parliament, Dynamic Earth and Holyrood Palace are just a short stroll away.

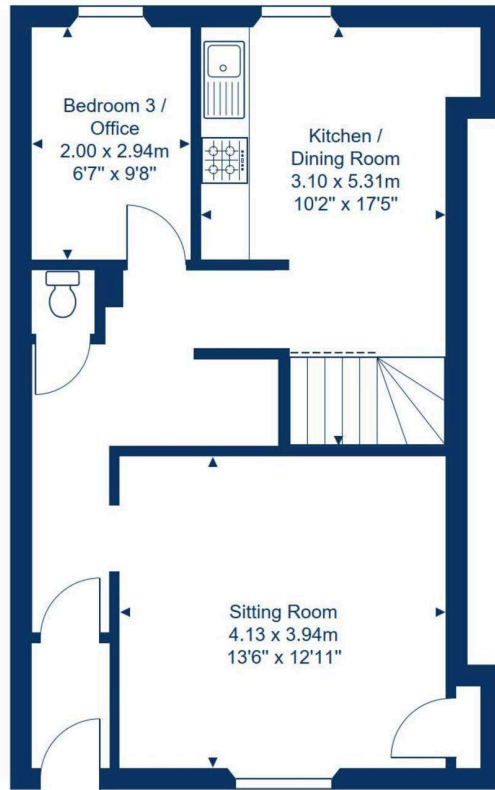
Transport links are excellent, with frequent bus routes connecting to the city centre, Leith and the surrounding areas.



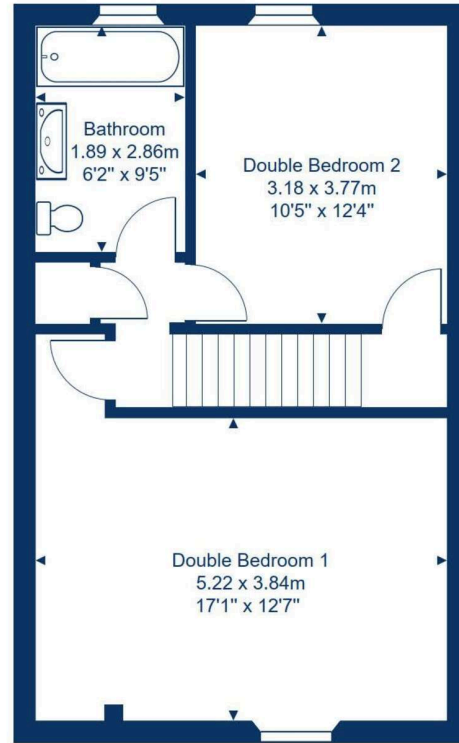


Floor Plan

4 Carlyle Place, Edinburgh, EH7 5RZ



Ground Floor



Lower Ground Floor

Total Area: 96.0 m² ... 1033 ft²

All measurements are approximate and for display purposes only.





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