



4/13 Salmond Place

Abbeyhill, Edinburgh, EH7 5ST



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39sqm

EPC

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AS Anderson
Strathern

4/13 Salmond Place

Abbeyhill, Edinburgh, EH7 5ST

Positioned on the top floor of a traditional stone tenement, this bright one bedroom flat enjoys south east exposure throughout, allowing natural light to enhance the sense of space.

The living room is welcoming and airy, further complemented by a frosted glass pane that brings additional light into the adjoining kitchen while preserving privacy. The kitchen itself is efficiently arranged with modern cabinetry, making excellent use of the room's proportions.

The generous double bedroom offers a peaceful setting with ample space for freestanding furniture. A contemporary shower room, a separate WC compartment, and a practical entrance hallway complete the layout, with all rooms conveniently arranged on one level. While the flat is in generally good order, some areas would benefit from redecoration, allowing the next owner to add their own style.

Additional features include double glazed windows and a gas fired central heating system, supporting comfortable living throughout the year. Residents also have access to shared rear garden grounds, offering a pleasant outdoor space within the well-kept communal setting.

With its bright aspect, well-planned layout, and appealing top floor position, this property will suit first time buyers, investors, and those seeking a well-proportioned home in a desirable Edinburgh location.

Property features

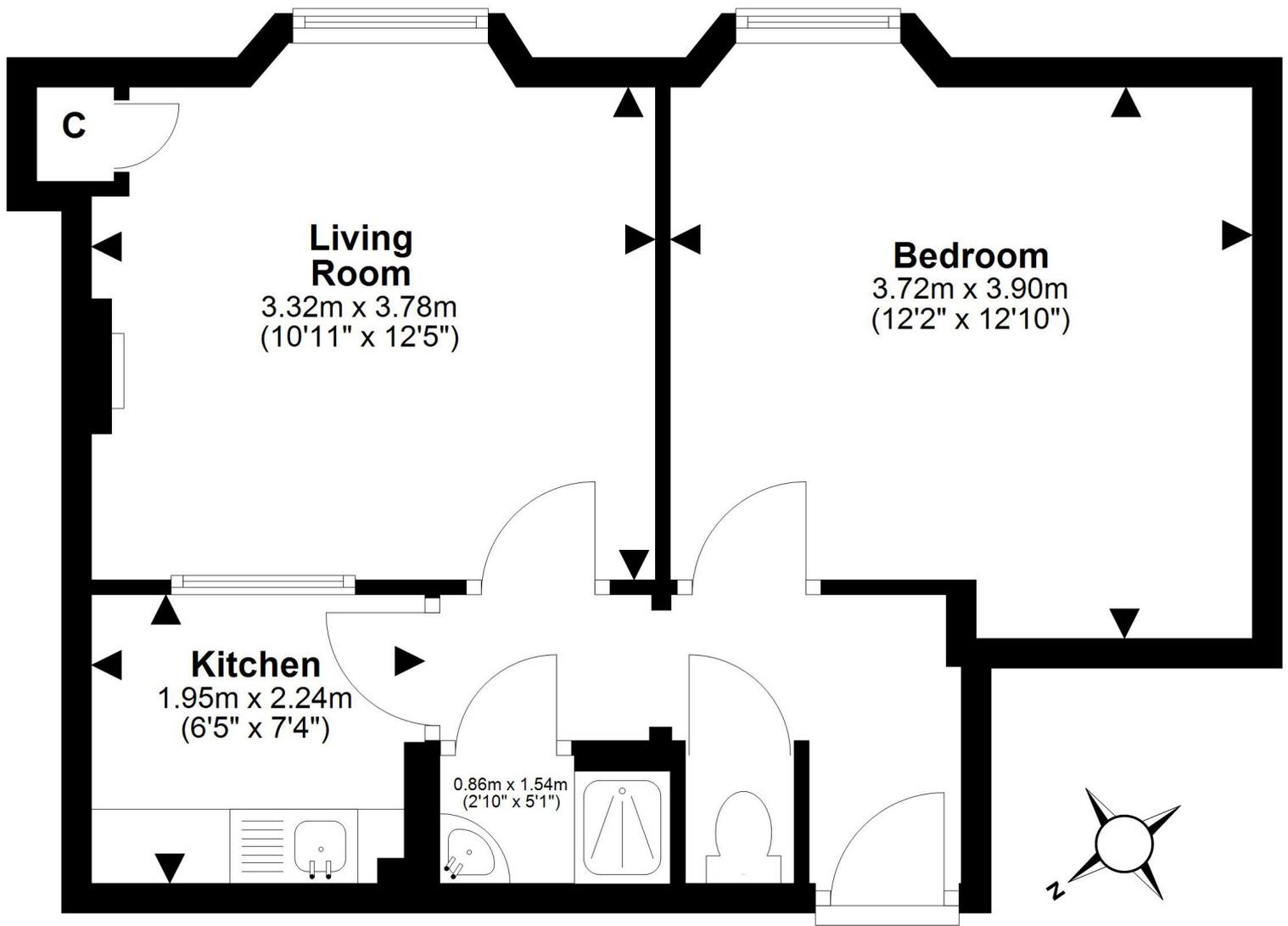
- Top floor
- Southeast-facing
- Separate WC
- Double glazing
- Gas central heating
- Fantastic location





Location

The popular area of Abbeyhill lies a short distance to the east of the city centre and offers a fantastic mix of residential properties including tenement flats, charming colony houses and new modern developments. There are excellent local shops nearby which cater for everyday needs, the retail outlet at Meadowbank Retail Park include a large Sainsbury's food store and Princes Street is just a short distance away. Providing further amenities is the Omni Centre and the St James Quarter, with its shops, restaurants, and cinema. Holyrood Park is literally on the doorstep where pleasant walks and fantastic views from the top of Arthur's Seat can be enjoyed. Regular bus services provide ease of travelling in and around the surrounding area.



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.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

The property is strictly sold as seen.

Council Tax band B

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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