

28 (GF1) Montrose Terrace
Abbeyhill
EDINBURGH
EH7 5DL

Home
SALES & LETTINGS



Home

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28 GF1 Montrose Terrace

ABBEYHILL



ONE



ONE



ON STREET

EXCELLENT LOCAL
AMENITIES

COMMUNAL
GARDEN

CLOSE TO
SERVICES

GREAT FLOOR
PLAN



Virtually Staged



Living/Dining - Virtually Staged



ACCOMMODATION



**OPEN PLAN
LIVING/KITCHEN/DINING**



UTILITY CUPBOARD



DOUBLE BEDROOM



SHOWER ROOM

A bright, airy bedroom with a double bed, a window with a Roman blind, and a door. The room is decorated with a large abstract painting, a small lamp, and a woven rug. The bed has a wooden headboard and is dressed in white and beige linens. The window looks out onto greenery. The door is white and has a small sign above it. The walls are a light cream color.

Well positioned within the vibrant and ever-popular Abbeyhill area, this stylish one bedroom, ground-floor flat enjoys a prime setting in one of the city's most sought-after urban neighbourhoods.

Double Bedroom - Virtually Staged



Arthur's Seat - short walk from the property

PERFECT OPPORTUNITY

This is an ideal location for commuting professionals. Combining urban convenience with a strong sense of community, the property represents an excellent opportunity for first-time buyers, investors, and those seeking a well-connected city base.

LOCATION

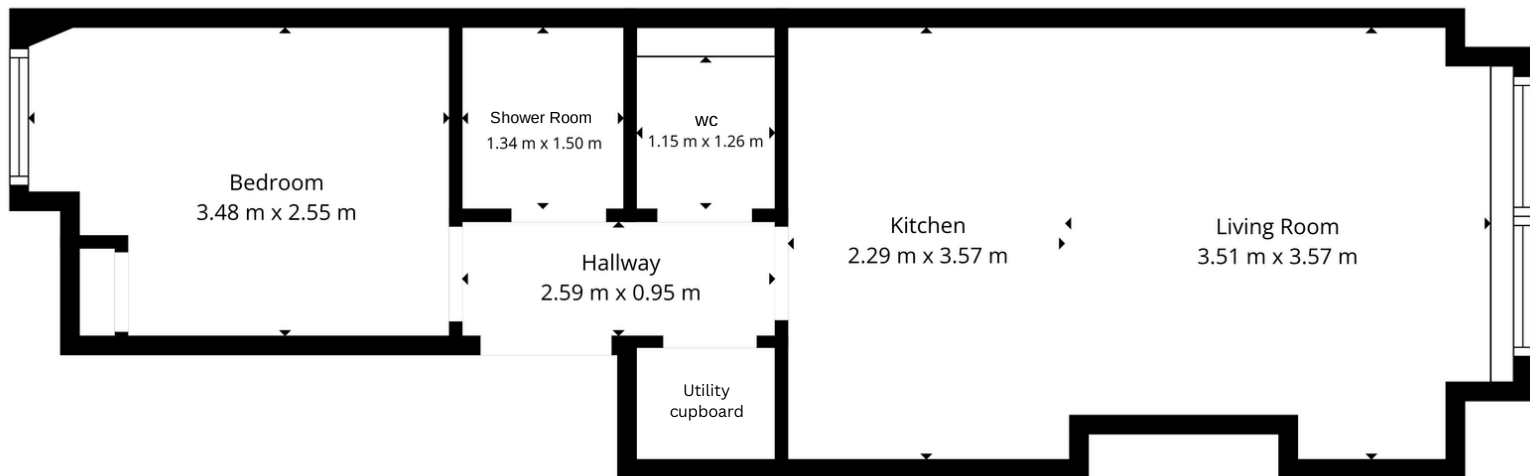
The area is renowned for its lively atmosphere and excellent local amenities and with easy access to a superb range of amenities on Easter Road, Leith Walk and Princess St. There is a superb selection of cafés, independent shops, Meadowbank Shopping Park and everyday services all close at hand. Holyrood Park, Arthur's Seat and Calton Hill and the historical Royal Mile are just a few minutes walk. Regular bus links provide swift and easy access to the city centre and surrounding areas.

VIEWING

Viewing is by appointment with Home Sales and Lettings. 0131 258 2708.

EPC - C rating





Total: 37 m2
1st Floor: 37 m2
Excluded Areas: Walls: 5 m2

Home

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DISCLAIMER

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