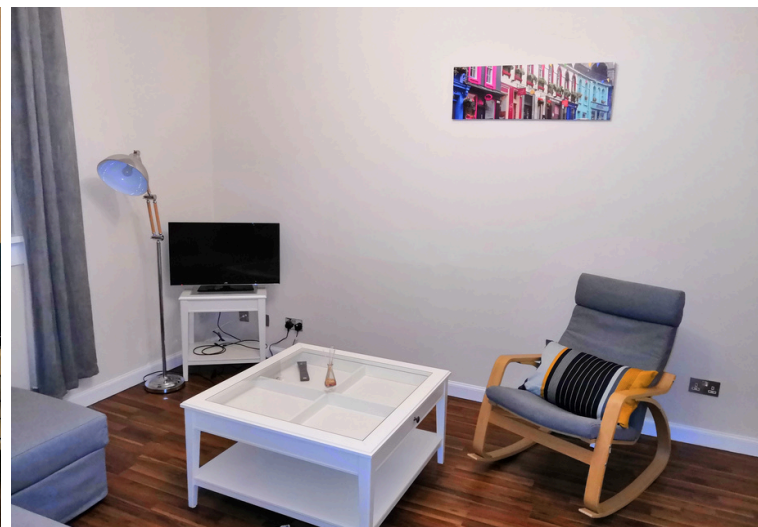




12/1 Abbey Lane
Abbeyhill, EH8 8HH

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GROUND FLOOR FLAT

- Living Room
- Kitchen
- One Bedroom
- Bathroom
- Communal Garden
- Residents' Carpark
- Double Glazing & Electric Heating
- EPC Rating – D



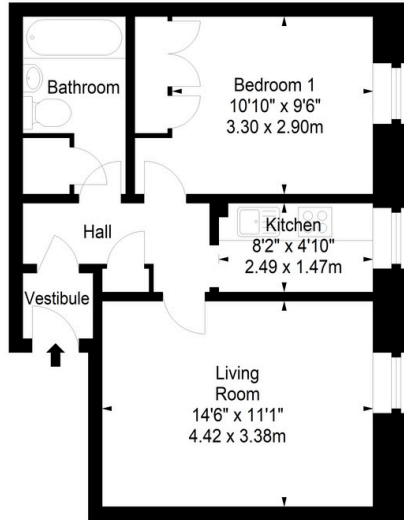
This well-proportioned ground floor flat is located in the sought-after area of Abbeyhill, just a short walk from Edinburgh's city centre. The property benefits from excellent access to a variety of local amenities, including Meadowbank Retail Centre, which offers several supermarkets and a gym, as well as the nearby Meadowbank Leisure Centre. The accommodation comprises; an entrance hallway, spacious living room, separate kitchen, one good-sized double bedroom with built-in wardrobes and a bathroom with shower over bath. Externally, there is a communal garden to the rear and a residents' carpark. The property features double glazing and electric heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, washing machine, fridge and light shades. All appliances are sold as seen with no warranty provided.



Abbey Lane,
Edinburgh, EH8 8HH



Approx. Gross Internal Area
454 Sq Ft - 42.18 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Disclaimer: 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 the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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 the 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 Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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