



Abbeyhill

40 Maryfield, Abbeyhill
EH75AS



1



3



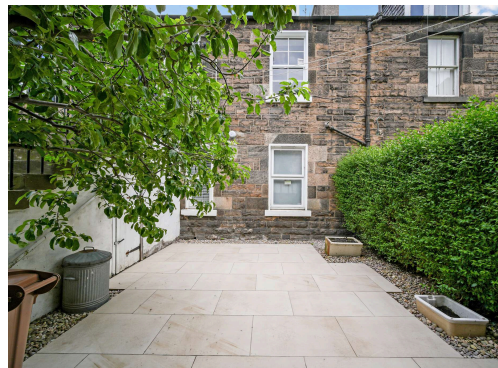
EPC Rating

Double Upper Flat

OFFERS OVER £385,000

- Entrance vestibule
- L-shaped hallway
- Living room
- Dining kitchen
- 3 bedrooms
- Family bathroom

- Mix of double and single glazing
- Gas central heating
- Traditional features
- Private front garden
- Zoned on street parking
- Excellent transport links
- Plentiful storage
- Attic storage



Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321



Viewing is highly recommended of this charming 3 bedroomed double upper flat in the ever-popular Abbeyhill colonies. This high amenity area offers shopping facilities including Meadowbank Retail Park with a Sainsbury's superstore. A frequent bus service is available to the nearby city centre and surrounding areas. Local recreational facilities include the Omni Centre and St James Quarter with a choice of shops, restaurants, bars, gym and multi-screen cinemas, Holyrood Park and The Playhouse Theatre.

The flat is entered via a private main door into an entrance vestibule which features an original stained glass transom window and takes you to the hallway. The L-shaped hallway has a wooden floor, stairs to the upper level and features a glass block wall installed by a previous owner. The living room is situated to the front of the flat and enjoys several traditional features including a working fireplace within a wooden surround, sash and case window with working shutters, Edinburgh press and plain cornice. To the rear of the flat is a spacious dining kitchen with base and wall units and several integrated appliances including oven, 5 ring gas hob, fridge freezer, dishwasher and a washing machine. Also to the rear is a bedroom which has 2 built in storage cupboards.

Upstairs the landing gives access to the remaining accommodation. The main bedroom is to the front and benefits from skylights allowing natural light to floor the room, bay window and deep built in wardrobes. To the rear is the third bedroom with fitted shelving.

Completing the accommodation is a family bathroom with partially tiled walls and consisting of a WC with concealed cistern, wash hand basin and a bath with overhead mains powered shower.

The flat enjoys a private fully enclosed, easy to maintain front garden. It has a patio area ideal for al fresco dining, under stair storage cupboard, garden shed and the seller has informed us that the apple tree in the garden produces James Grieve apples, which are local to the area.

Additional benefits include a mix of double and single glazing, gas central heating, a communal rear garden, zoned on street parking, excellent transport links and good storage.

EXTRAS

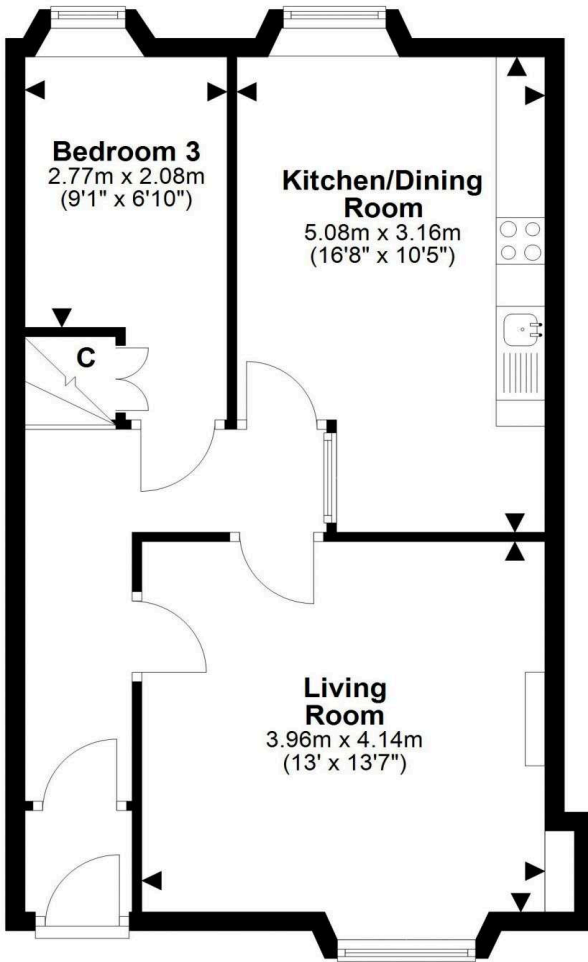
Extras include all aforementioned white goods and garden shed. Other items may be open to separate negotiation.

OFFERS

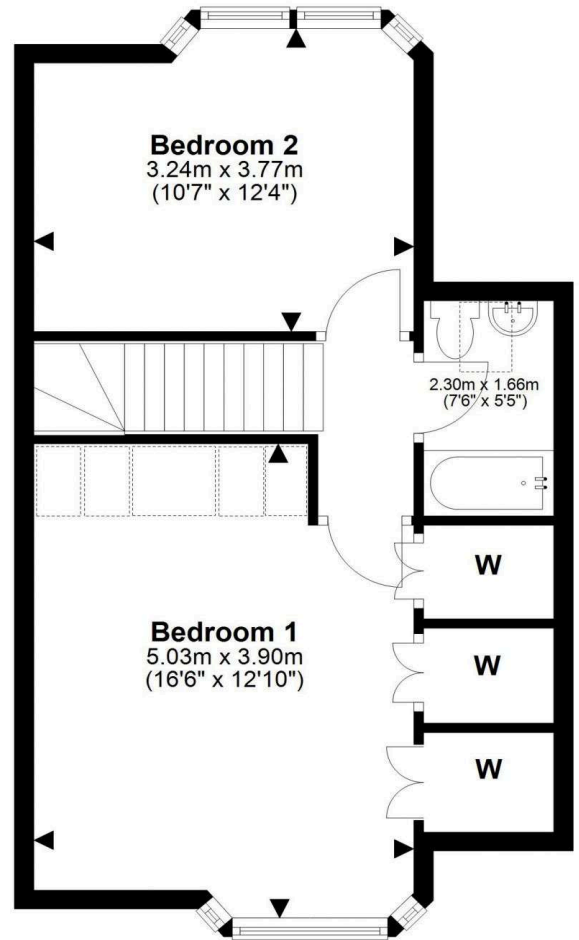
Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







Ground Floor



First Floor

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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc