



1 SUNNYBANK PLACE
ABBAYHILL, EDINBURGH, EH7 5TJ



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Welcome to a beautiful two-bedroom ground-floor flat which forms part of a popular modern development with a prime location in sought-after Abbeyhill. Presented in true walk-in condition, this city home enjoys bright and airy interiors that are finished to high standards with a blank canvas of décor throughout. It boasts a sociable open-plan reception area and stylish kitchen, as well as a fashionable en-suite and family bathroom. Generous storage also helps to maintain a clutter-free home. A private patio and on-street parking complete this attractive residence.

The home begins with a welcoming entrance hall that offers built-in storage and a lovely first impression, thanks to its crisp white décor and carpeting. The neutral styling continues into the open-plan kitchen, living and dining room which enjoys a generous footprint fronted by French doors that can be used as a private main-door entrance, if preferred. A rich, engineered wood floor brightens this reception area, while the ultra-modern kitchen further complements the aesthetic, providing handle-less cabinetry that matches the décor enhancing the sense of space. Chic splashbacks bring style, alongside timber-toned worktops for food preparation. Integrated appliances complete the sleek look. A utility room offers a quiet locale for laundry.

FEATURES

- A ground-floor flat in walk-in condition
- Part of a popular modern development
- Prime setting in sought-after Abbeyhill
- Neutral décor and modern finishings
- Welcoming hall with built-in storage
- Open-plan kitchen/living/dining room
- Separate utility room for laundry
- Two bedrooms with built-in wardrobes
- Contemporary 3pc en-suite shower room
- Matching family bathroom with 3pc suite
- Private patio and shared garden grounds
- On-street parking
- Gas central heating and double glazing





Meanwhile, the two bedrooms both benefit from built-in wardrobes and white décor, as well as soft carpets for underfoot comfort. The principal bedroom also has the luxury of a contemporary three-piece en-suite shower room with premium tile work, a towel radiator, and a large fitted mirror. The three-piece family bathroom matches the en-suite, and also provides an overhead shower. Gas central heating and double glazing ensure year-round comfort. Outside, the flat has a private patio that extends off the living area before connecting to the shared garden grounds, which are carefully maintained. Conveniently, the development also provides on-street parking.

Extras all fitted floor coverings, light fittings, integrated kitchen appliances (oven, ceramic hob, concealed extractor, fridge/freezer, and dishwasher), and a washing machine are included. Factor: the development is factored by James Gibb for the approximate monthly fee of £86 per month. This cost includes the upkeep of communal areas and block building's insurance.







Abbeyhill, Edinburgh

Situated close to Edinburgh's iconic Royal Mile, Abbeyhill offers easy access to the world-class entertainment and shopping found in the heart of the capital. The area is currently enjoying a surge in popularity thanks to the wealth of independent shops and vibrant restaurants, pubs, and cafés in the immediate area. It also benefits from being close to the thriving amenities of Leith Walk and Easter Road, as well as Meadowbank Retail Park, which boasts a Sainsbury's, Marks & Spencer's Food Hall, and TK Maxx, plus several additional high-street stores and fast-food outlets. Furthermore, the St James Quarter is within easy reach, the £1billion development hosting world-class designer stores, trendy bars, entertainment facilities, and a diverse range of restaurants and eateries. Sports enthusiasts are well-catered for by nearby Meadowbank Sports Centre, which provides everything from multi-purpose sports halls and athletic tracks to fitness classes and a state-of-the-art gym. Those who prefer to exercise in the great outdoors can opt for a walk up Salisbury Crags and Arthur's Seat, or a slightly more leisurely climb up Calton Hill, all affording panoramic views across the city. There is also excellent public and private schooling nearby, from nursery level upwards. The area is extremely well-connected with regular day and night bus services and good access to commuter routes, while Waverley train station is within walking distance.





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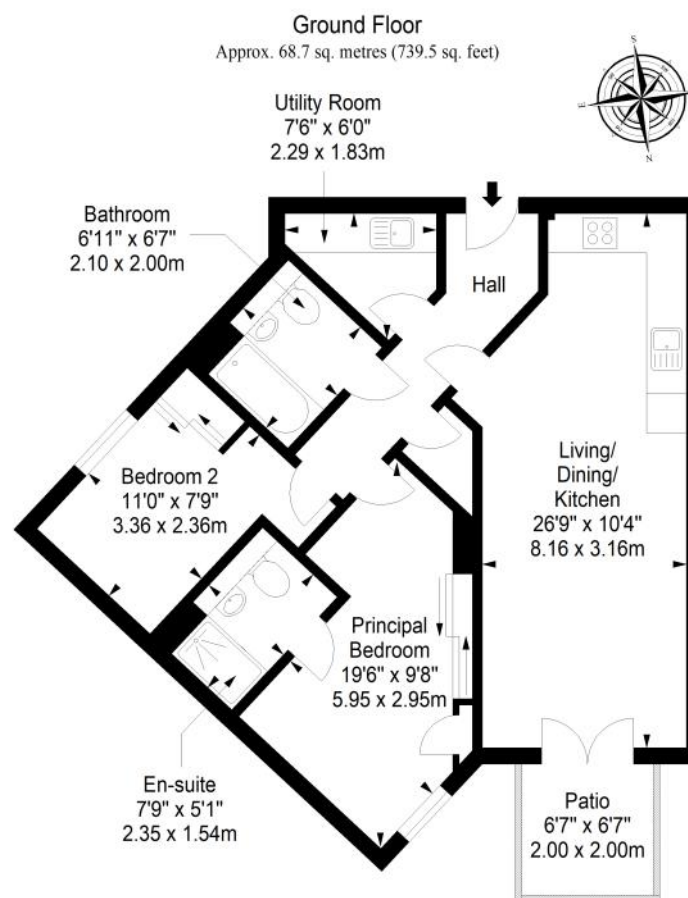
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HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Total area: approx. 68.7 sq. metres (739.5 sq. feet)