

5 (3F1) ABBEY STREET
ABBHEYHILL, EDINBURGH, EH7 5SJ

CURRAN & CO
PROPERTY



5 (3F1) ABBEY STREET

ABBHEYHILL, EDINBURGH, EH7 5SJ

OFFERS OVER £240,000



- Spacious Top Floor Victorian Flat
- Recently Renovated to True Move-in Condition
- Generously Proportioned Living Room
- Modern Kitchen with Space for Dining
- Sizeable Double Bedroom
- Excellent Storage via Two Box Rooms
- Gas Central Heating & Double Glazing Throughout
- Close to City Centre & Holyrood Park



Description

5 (3F1) Abbey Street is an immaculately presented and exceptionally spacious top floor flat, forming part of a handsome Victorian tenement building situated on a quiet residential street in Abbeyhill. Having recently been renovated to a high standard, the property offers bright, generously proportioned accommodation in true move-in condition. Positioned within walking distance of Holyrood Park and the east end of Edinburgh's city centre, it is an ideal first-time purchase.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises: welcoming entrance hall; spacious living

room with a shelved press and adjoining box room housing the combi boiler; modern dining kitchen with fitted base and wall-mounted units, ample space for a dining table, and a newly installed integrated electric oven, ceramic hob and extractor hood; generously proportioned double bedroom with adjoining box room, ideal as a walk-in wardrobe or useful home office space; and a contemporary, newly installed fully tiled shower room featuring a walk-in shower enclosure, stylish black fittings and a fitted vanity unit with storage beneath.

Further benefits include gas central heating, double glazing throughout, a well-maintained shared rear garden

and zoned permit parking available to the front of the building and on the surrounding streets.

Note

Some images used in the marketing of this property have been virtually staged. It should be noted that the property is presented vacant.

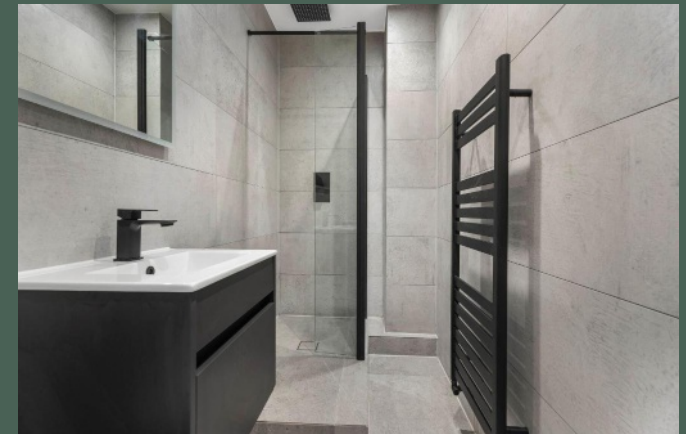
EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band B.







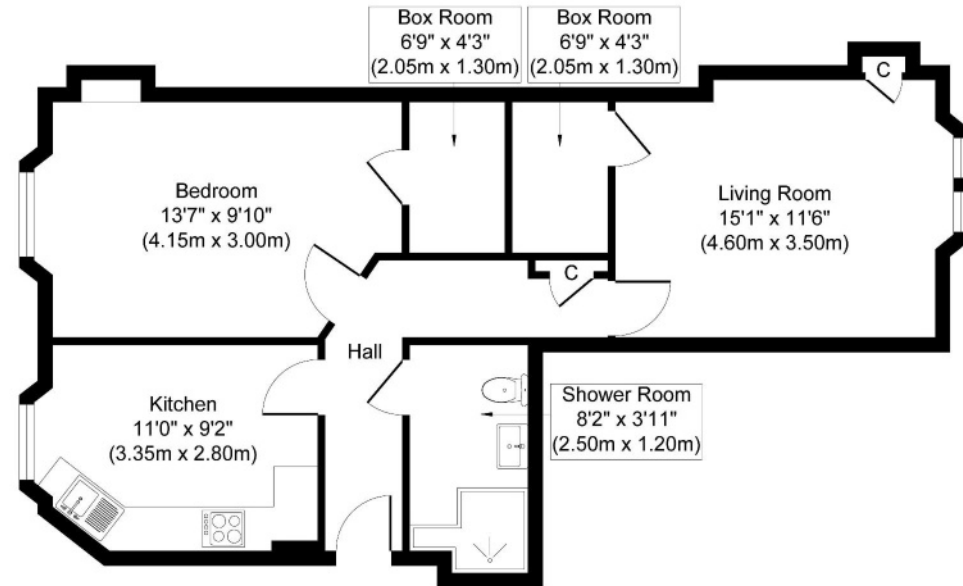
CURRAN & CO PROPERTY

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Top Floor
Approximate Floor Area
624 sq. ft
(58.00 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.