



30/11 Abbey Lane
ABBAYHILL | EDINBURGH | EH8 8JH

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Nestled in the heart of Abbeyhill, moments from excellent amenities, bars and cafes, quick transport links and the vast open green spaces of Holyrood Park is this spacious fourth floor apartment. Boasting panoramic views of the city skyline including Calton Hill, a secure allocated parking space and lift access, this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright dual aspect lounge with generous dining space, scenic views and large windows that flood the room with an abundance of natural light, a contemporary kitchen with attractive units, two well-proportioned double bedrooms both with built-in wardrobes and the flat is completed by a beautiful bathroom with shower over bath and a further shower room.

- Modern 4th floor apartment with lift access
- Secure allocated underground parking
- Panoramic city views
- Full of natural light
- Welcoming hallway with deep storage cupboards
- Bright dual aspect lounge with dining area
- Contemporary kitchen with attractive units and worktop
- Two double bedrooms with built-in wardrobes
- Two bathrooms.

Energy Rating C. Council Tax E.

This property benefits from a factor with an approx. fee of £500 per quarter.

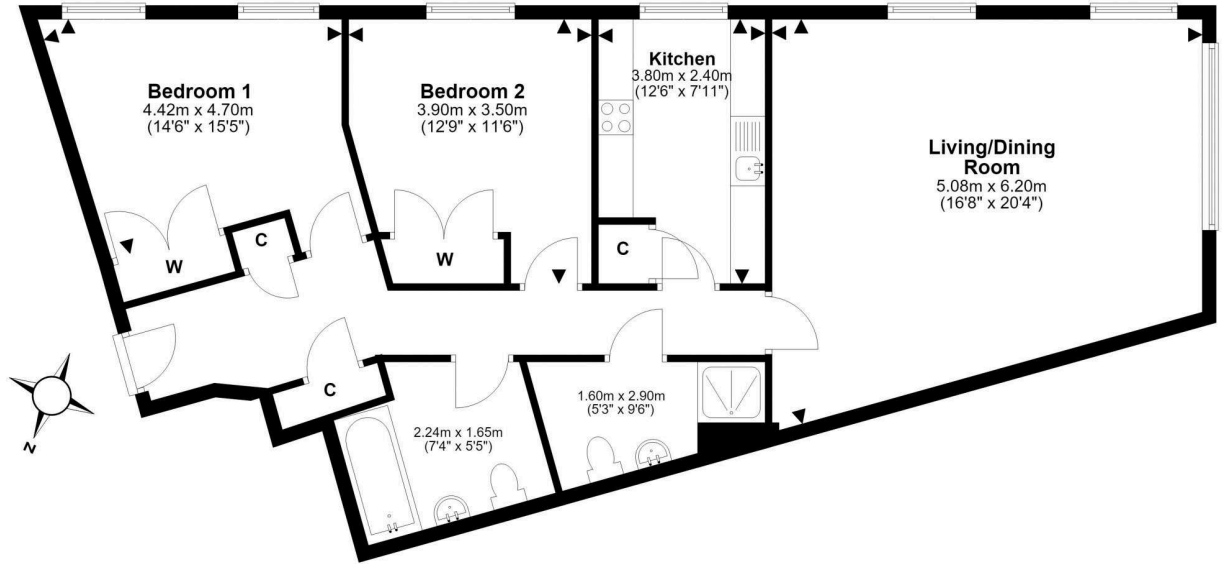
All fixtures, fittings, integrated kitchen appliances, furniture, soft furnishing and all decorative items will be included in the sale. All items can be removed at buyer's request.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Abbeyhill, one of the oldest parts of Edinburgh, lies to the east of the City Centre close to the vast green expanse of Holyrood Park, where one can enjoy pleasant walks and fantastic views of the Capital from the top of Arthur's Seat. Areas nearby include Meadowbank and Holyrood. The mix of houses in Abbeyhill includes tenement flats built around the turn of the century, colony houses and new modern developments. The location is ideal for those connected to the Scottish Parliament. Local shops cater well for everyday needs, retail outlets at Meadowbank Retail Park include a Sainsburys food store and Princes Street is just a short journey away providing further amenities within St James' Quarter and Princes Mall. In fact, for the energetic, many parts of the City Centre are actually within walking distance and the new Meadowbank Sports Stadium is located nearby, with another gym just across the road. Regular bus services provide ease of commuting in and around the surrounding area and swift links to the City Centre.





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.