



5/3 Lyne Street  
ABBAYHILL | EDINBURGH | EH7 5DN



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Enjoying a highly desirable and convenient city-centre location, this beautifully presented one-bedroom first-floor flat is just a short walk from Holyrood Park, Edinburgh's historic Old Town, and the east end of Princes Street. Occupying a prominent corner position within a traditional tenement building, the property benefits from generously proportioned accommodation, impressive ceiling heights, and an abundance of natural light, creating a bright and welcoming atmosphere throughout.

The accommodation is entered via a welcoming hallway which leads through to an elegant sitting room positioned on the corner of the building. Boasting a dual-aspect outlook and attractive original cornicing, this delightful reception space offers ample room for a variety of seating arrangements and provides the perfect setting for relaxing or entertaining. At the heart of the home is a charming kitchen/dining room, offering space for casual dining and everyday living. Full of character and timeless appeal, the kitchen is fitted with farmhouse-style painted cabinetry, oak worktops, a gas hob, and a built-in oven, creating a warm and inviting space. The spacious double bedroom is beautifully decorated and offers excellent room for freestanding furniture. Adjacent to the bedroom is a contemporary shower room, fitted with a modern three-piece suite.

Further benefits include a large storage cupboard within the hallway and a versatile box room, ideal as a home office, study, or additional storage space. The property is also equipped with gas central heating and newly installed double glazing, ensuring comfort and energy efficiency throughout the year. This attractive flat presents an excellent opportunity for first-time buyers, professionals, or investors seeking a characterful home in one of Edinburgh's most sought-after central locations.

- Prime city-centre location near Holyrood Park, the Old Town, and Princes Street.
- Bright corner-position flat with high ceilings and dual-aspect outlook.
- Elegant living room with original cornicing and excellent natural light.
- Spacious double bedroom and modern shower room.
- Characterful kitchen/diner with dining space.
- Box room/home office, gas central heating, and new double glazing.
- Access to communal rear garden.

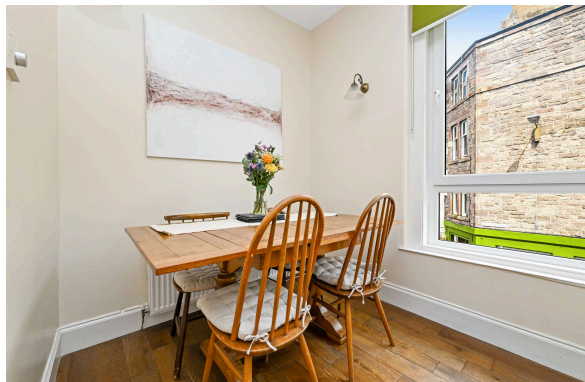
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

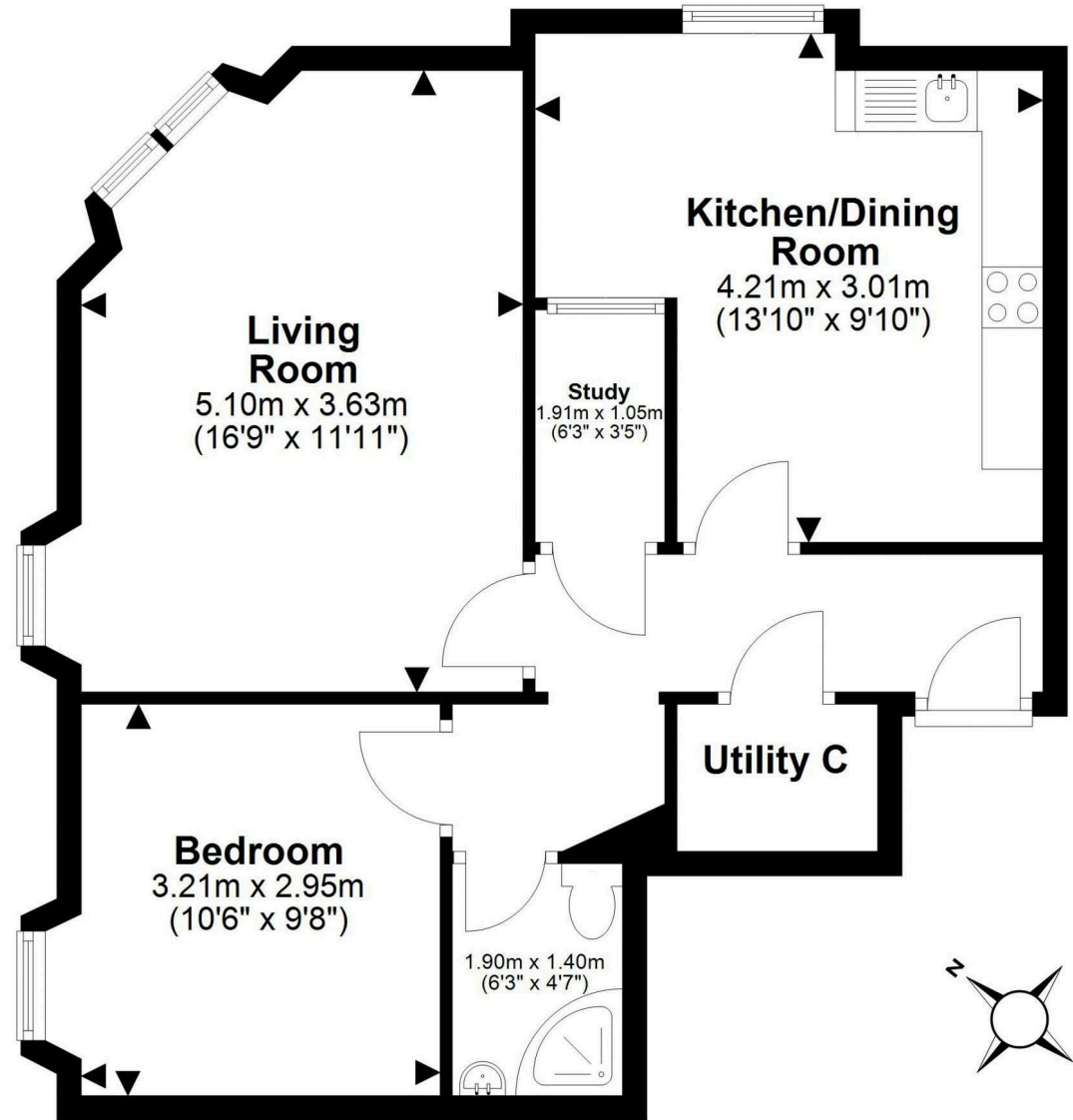
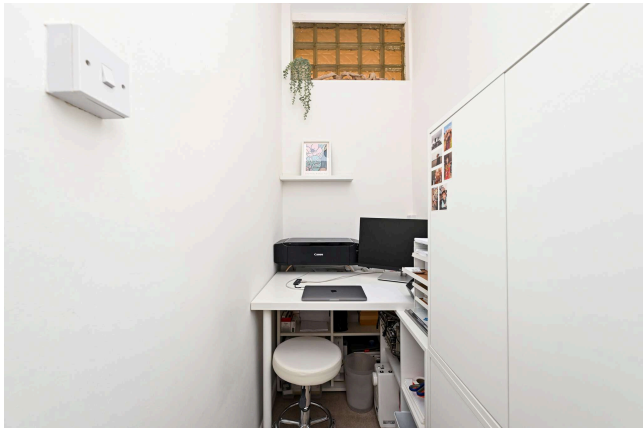


Council Tax B. Energy Rating C. Stair cleaning approx £6.90 monthly.

All fixtures, fittings, integrated kitchen appliances, dishwashers, washing machine, free standing fridge freezer and blinds will be included in the sale.

Abbeyhill is an ever-popular area lying 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. There is an excellent range of shopping outlets in the vicinity and the nearby Meadowbank Retail Park includes Sainsbury, and B&M Home Store. St James Quarter at the east end boasts a superb variety of well-known shops and great leisure facilities, with further choices at Waverley Mall and on Multrees Walk. The recently refurbished Meadowbank Sports Centre is close at hand and boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. This location is very convenient for those connected to the Scottish Parliament or the central Universities.





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.