



11 Lady Menzies Place
Edinburgh, EH7 5BE

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Abbeyhill is a popular and established residential area lying to the east of the city centre. In the immediate vicinity, there is a range of shops and local amenities including Meadowbank Shopping Park which includes a Sainsbury's store and Marks & Spencer retail outlet, further afield lies the Edinburgh Omni Centre. Leisure and recreational facilities are provided for by Meadowbank Sport Centre, Power League 5-a-side pitches, Virgin Active Fitness Club and various outdoor bowling clubs. The property is located close to the Palace of Holyroodhouse, the Scottish Parliament Building, and the Edinburgh Playhouse. Lovely walks can be had at Holyrood Park and Regent Gardens. There is a range of nursery, primary and secondary schools in the area such as Abbeyhill Primary School, St Thomas of Aquins High School, George Heriot's and at further education level, The University of Edinburgh. The area is well served by a number of regular bus routes into the city and to towns and villages down the East Coast. The link to the city bypass gives access to the A1, Edinburgh Airport and motorway network.

DESCRIPTION

Part of the sought-after Abbeyhill Colonies conservation area, this traditional main-door lower villa is a beautiful one-bedroom city home. The property would benefit from some degree of modernisation.

It features bright and airy rooms, which provide buyers with a blank canvas. It further benefits from a private front garden.

Accommodation comprises: vestibule; hallway leading to living/dining room; kitchen; double bedroom and a nearby contemporary shower room completes the interiors.

Further benefits include electric heating, traditional sash and double glazing, controlled permit parking (Zone 6) is also available, ensuring residents have priority to park.

The energy efficiency rating for this property is band F

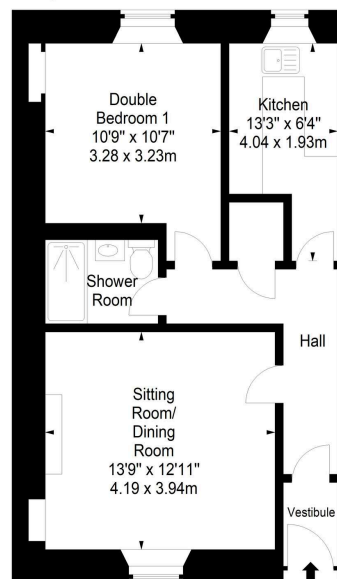
COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

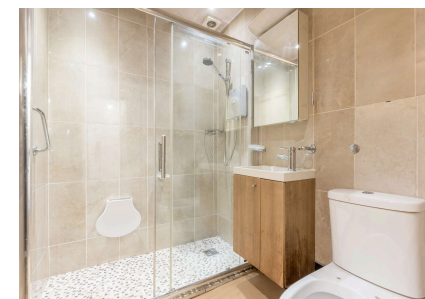
Lady Menzies Place,
Edinburgh,
Midlothian, EH7 5BE



Approx. Gross Internal Area
539 Sq Ft - 50.07 Sq M
For identification only. Not to scale.
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Ground Floor



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