

54 (flat 2) Stanley Place, Abbeyhill, Edinburgh, EH7 5TB



### Description

Seldom available 3 bed elevated ground floor apartment of immense appeal benefiting from carefully considered interior specification, which features thoughtful design elements and acute attention to detail. Forming part of a striking modern development, within a desirable location, and just a short walk to Leith and the City Centre, allowing residents to benefit from most prized eateries and boutiques the city has to offer. The property is presented to the market in beautiful order throughout and offers an enticing opportunity for city professionals and families wishing to live close to the city centre but with easy access to open green spaces.

### Features

- Welcoming central reception hall with storage
- Open plan living/dining enjoying a superb sociable space
- High spec, streamlined kitchen with full complement of integrated appliances
- Generous south-west facing master bedroom with fitted wardrobe and en-suite shower room
- Two additional double bedrooms with fitted wardrobes
- Stylishly appointed principal bathroom with 3-piece white suite and shower over bath
- Gas central heating and triple/double glazing ensure year round comfort and efficiency
- Security entry phone system and shared bike store
- Security alarm
- Landscaped communal areas, with permit parking

### Extras

The blinds, double oven, microwave, hob, dishwasher, washer/dryer, wine cooler and fridge/freezer are included.

### Factor

The development is factored by Speirs Gumley for approx. £109.00 per calendar month according to the vendor. This includes block buildings insurance and maintenance of communal areas.

EPC Rating: B



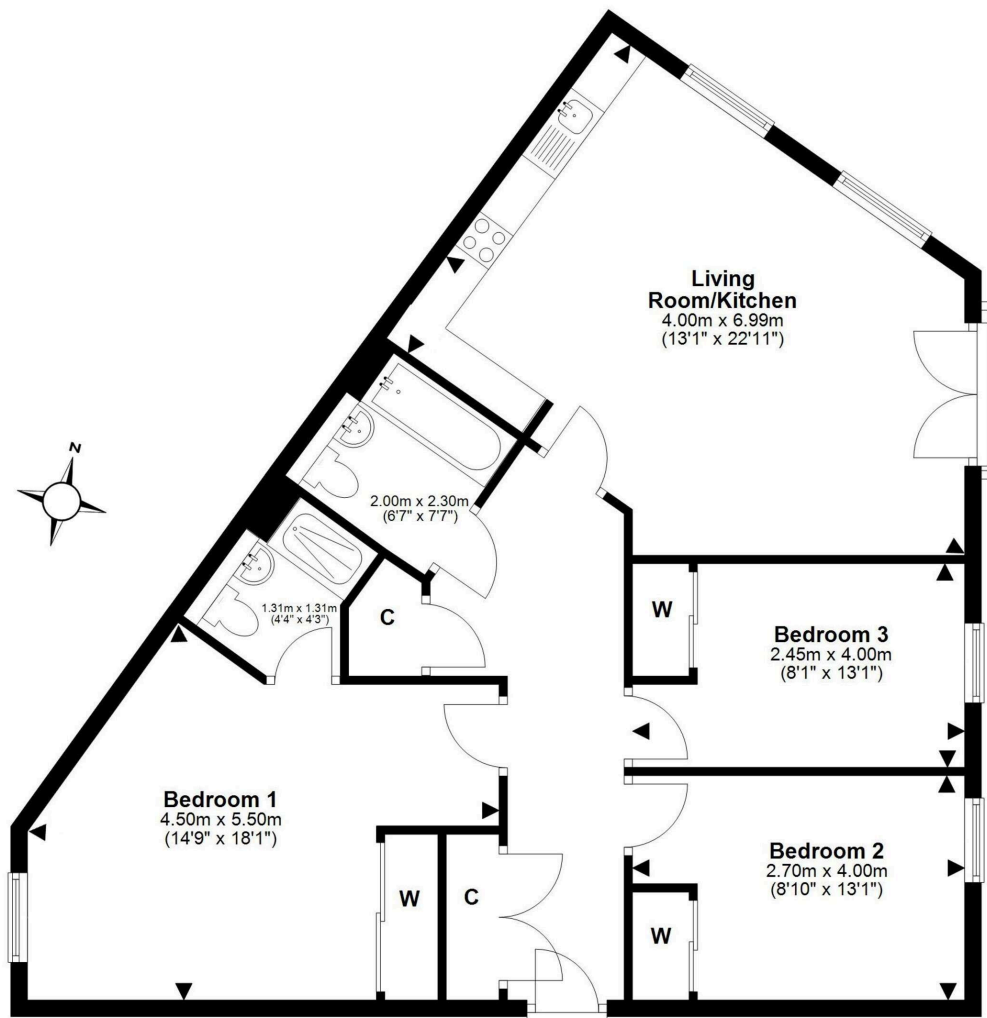
### Location

Situated close to Edinburgh's iconic Royal Mile, Abbeyhill offers easy access to the world-class entertainment and shopping found in the bustling 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 supermarket plus a number of additional high-street stores and fast-food outlets. Furthermore, the St James Quarter is within easy reach, the £1billion development offering 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 offers 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, either way enjoying spectacular 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.

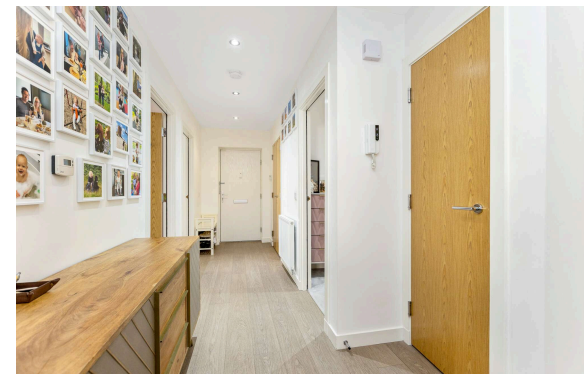
### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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