



RALPH SAYER
SOLICITORS & ESTATE AGENTS

27/4, Maryfield

Abbeyhill, Edinburgh, EH7 5AR

27/4 Maryfield

Part of a traditional tenement building, this one-bedroom ground-floor flat enjoys a quiet rear-facing position within the highly sought-after area of Abbeyhill. The thriving amenities, bars, and restaurants of Easter Road, Meadowbank, and Leith Walk are all within easy reach, along with regular bus and tram links for swift access to the city centre. The home itself is lightly decorated throughout, offering an open-plan reception area, a well-appointed kitchen, and a three-piece shower room. It also has access to a beautiful communal garden. Given its proximity to the city centre and St James Quarter, it will certainly appeal to professionals, as well as a first-time buyers and downsizers.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, and a washing machine to be included in the sale.



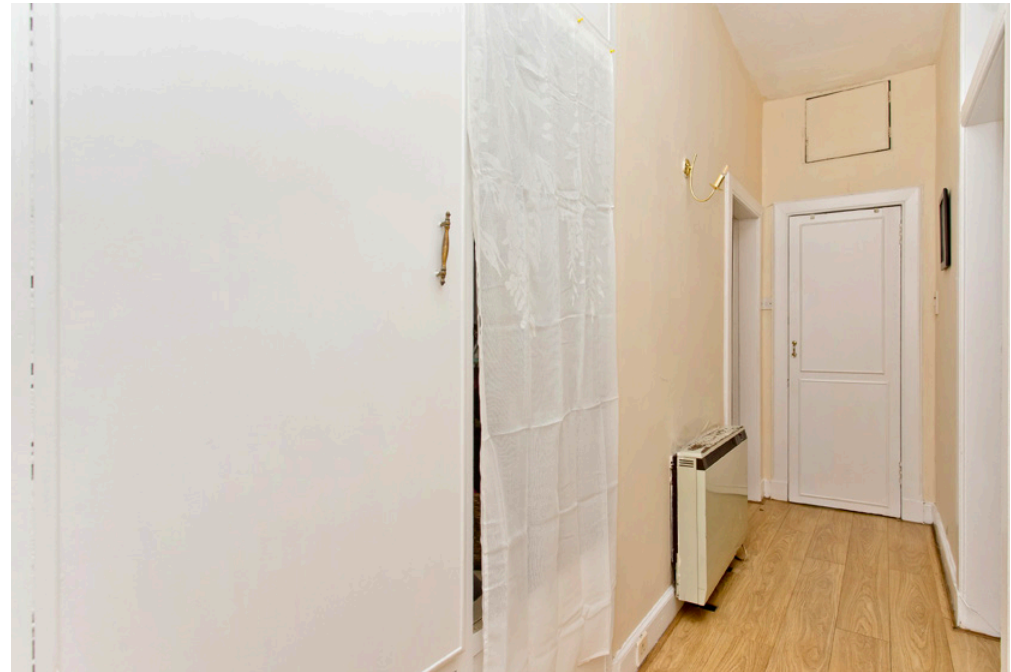
Property Summary

- A ground-floor flat with neutral interiors
- Situated in the heart of Abbeyhill
- Secure telephone-entry system
- Welcoming hall with great storage
- Open-plan kitchen/dining/living room
- Well-appointed kitchen
- One bright and airy double bedroom
- Shower room with a 3pc suite
- Large, well-kept communal garden
- Controlled permit parking (Zone N6)
- Electric heating and double glazing
- EPC Rating - D | Council Tax Band - B
- Home Report Value - £155,000





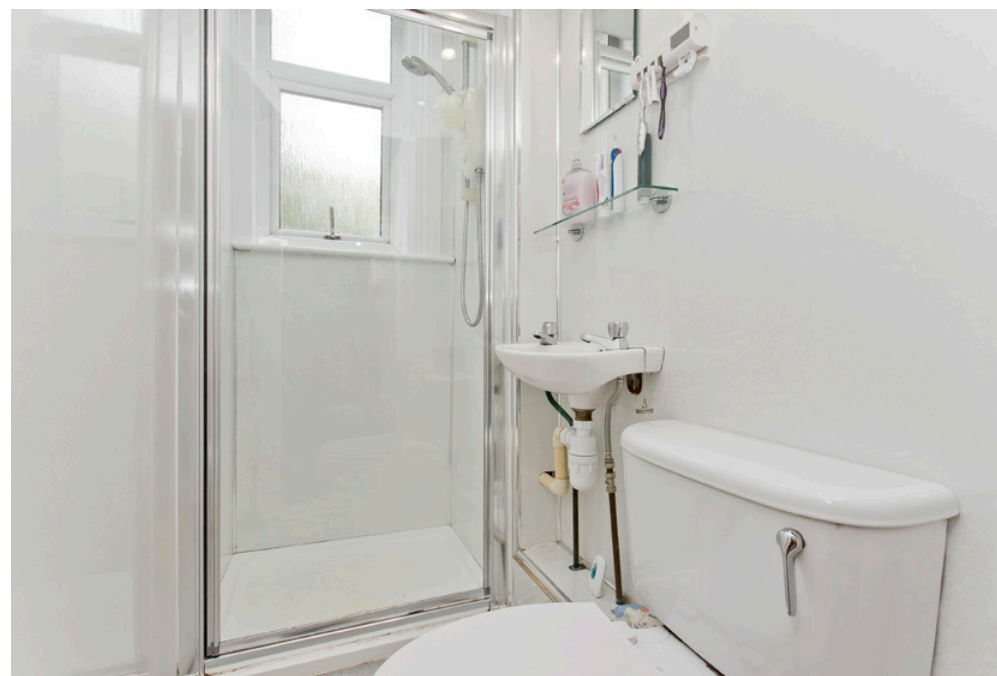
Open-plan kitchen/dining/
living room and a
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One bright and airy double
bedroom and a
shower room with a
3pc suite





Let us help you find your next
dream property!



RALPH SAYER
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 **CHARTERED FIRM**

DISCLAIMER

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. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.

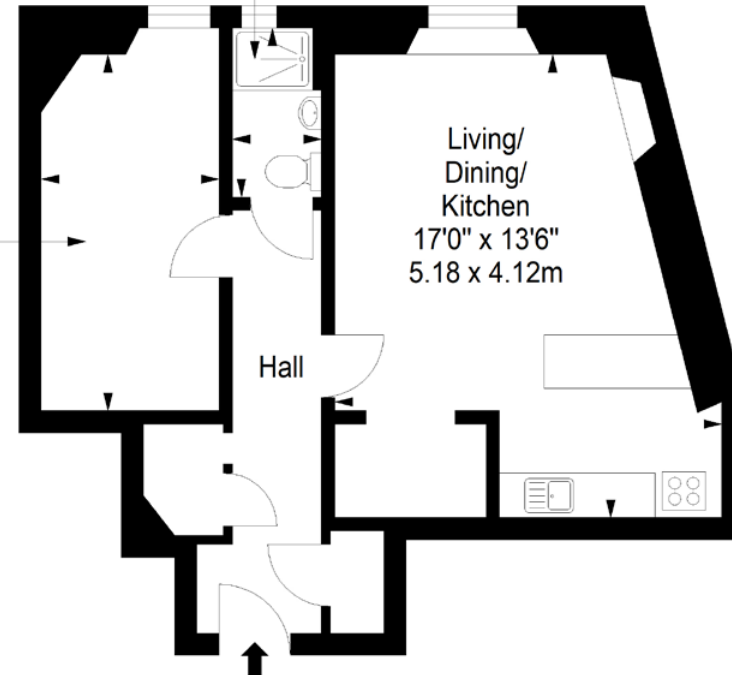
Ground Floor
Approx. 40.4 sq. metres (434.9 sq. feet)

Shower Room
6'3" x 3'4"
1.90 x 1.02m



Bedroom
13'0" x 6'5"
3.97 x 1.96m

**Living/
Dining/
Kitchen**
17'0" x 13'6"
5.18 x 4.12m



Total area: approx. 40.4 sq. metres (434.9 sq. feet)