



39 Abbeyhill Crescent  
ABBAYHILL | EDINBURGH | EH8 8DZ

  
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Boasting fabulous views directly onto Holyrood Palace this main door apartment would make an ideal buy seconds from the Parliament, Royal Mile and Arthur's Seat.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge with picture window, generous dining space, a large storage cupboard and panoramic views over Holyrood Abbey, a new bespoke kitchen with attractive units and breakfast bar, a well-proportioned dual aspect double bedroom with built-in wardrobes and the flat is completed by a stylish shower room. Externally the flat enjoys well-kept communal grounds with a drying green and ample resident's parking.

- Main door seldom available apartment
- Envious location right next to Holyrood Palace and Parliament
- Stunning views onto Holyrood Palace
- Ample resident's parking
- Well-kept communal grounds
- Welcoming hallway with deep storage cupboards
- Bright lounge with generous dining space
- Contemporary bespoke breakfasting kitchen
- Large double bedroom with built-in wardrobe
- Stylish shower room

Energy Rating C. Council Tax band B.

Included in the sale will be all curtains, blinds, floor coverings and light fittings. Also included will be the fridge freezer, dishwasher, oven, hob, and washing machine.

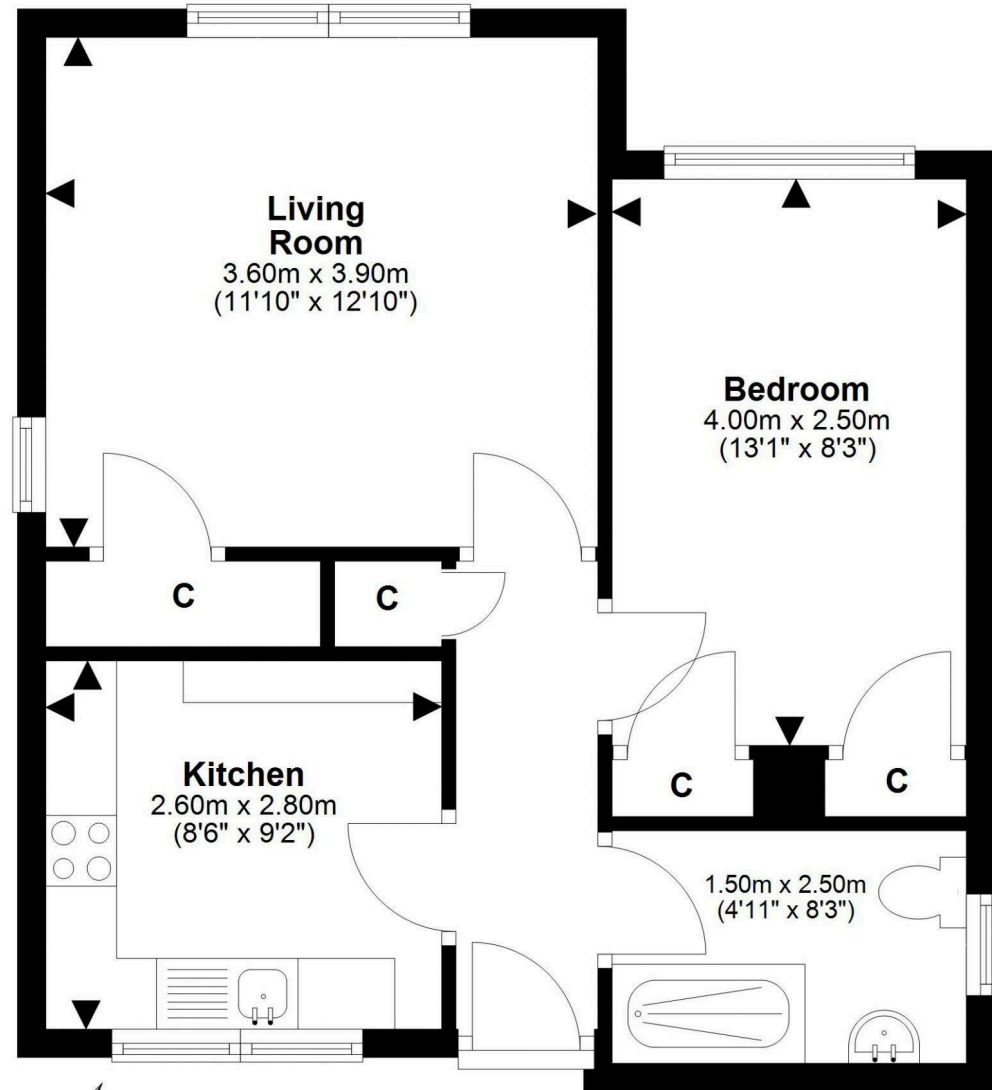
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





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. Also close at hand you'll find the Royal Palace of Holyrood, the Scottish Parliament, and the Dynamic Earth visitor attraction. The famous Royal Mile is just around the corner, offering a superb choice of shops, cafes and bars, with St James Quarter and Princes Street a little further afield. From the property, a short journey takes you to Waverley Train Station, regular bus services and the tram service to Edinburgh Airport or Edinburgh's waterfront at Leith and Newhaven. The recently refurbished Meadowbank Sports Centre is located in neighbouring Meadowbank and boasts a gym, caf , outdoor football pitch, athletics track and a choice of fitness studios. For students, many of the university buildings are within easy reach.





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.