



1/10 Ann Terrace

Abbeyhill, Edinburgh, EH8 8HN



VMH ESTATE AGENTS



Excellent 2nd floor flat with 2 bedrooms in quiet, convenient location

- Spacious sitting/dining room
- Modern breakfast kitchen
- Bedroom 1 with ensuite
- Further double bedroom
- Modern bathroom
- Quietly positioned in excellent location
- Well maintained factored grounds
- Allocated parking space
- Gas central heating
- Double glazing throughout

Offers Over: £250,000



Further information can be found in the home report.

About the Property

Beautifully presented second floor apartment with lift access and 2 double bedrooms, forming part of an established modern development, enjoying a quiet outlook in a most convenient location.

The well-maintained accommodation comprises of a bright and spacious sitting room/dining room, a principal bedroom with modern ensuite, a further double bedroom, a modern breakfast kitchen and a family bathroom. Further benefits include double glazing and gas central heating.

The property is quietly positioned in the popular and convenient area of Abbeyhill close to Holyrood Park and the city centre. Externally, the shared grounds are very well maintained and there is unrestricted permit parking.

Extras

All fitted floor coverings, curtains, curtain poles, blinds, light fittings, integrated - electric hob, oven, washing machine and extractor hood, along with free standing fridge/freezer and dishwasher are included in the sale price.





📍 Location

The popular area of Abbeyhill lies a short distance to the east of the city centre. The vicinity is well served by an excellent range of amenities including shops, recreational facilities, schooling and Meadowbank Retail Park. St James Quarter and The Omni Centre (with Nuffield Health Fitness & Wellbeing Gym, multi-screen cinema, various bars and restaurants) can be found close by at the top of Leith Walk. The property is also within easy reach of the financial institutions around George Street and St Andrew's Square and a short walk from the Scottish Parliament. There are many pleasant walks available, including Royal Park, Arthur's Seat and Salisbury Crags. Excellent recreational facilities include Craigminty and Duddingston Golf Courses. Regular bus services run from the area to the city centre and beyond, and the Edinburgh city bypass is within easy reach.



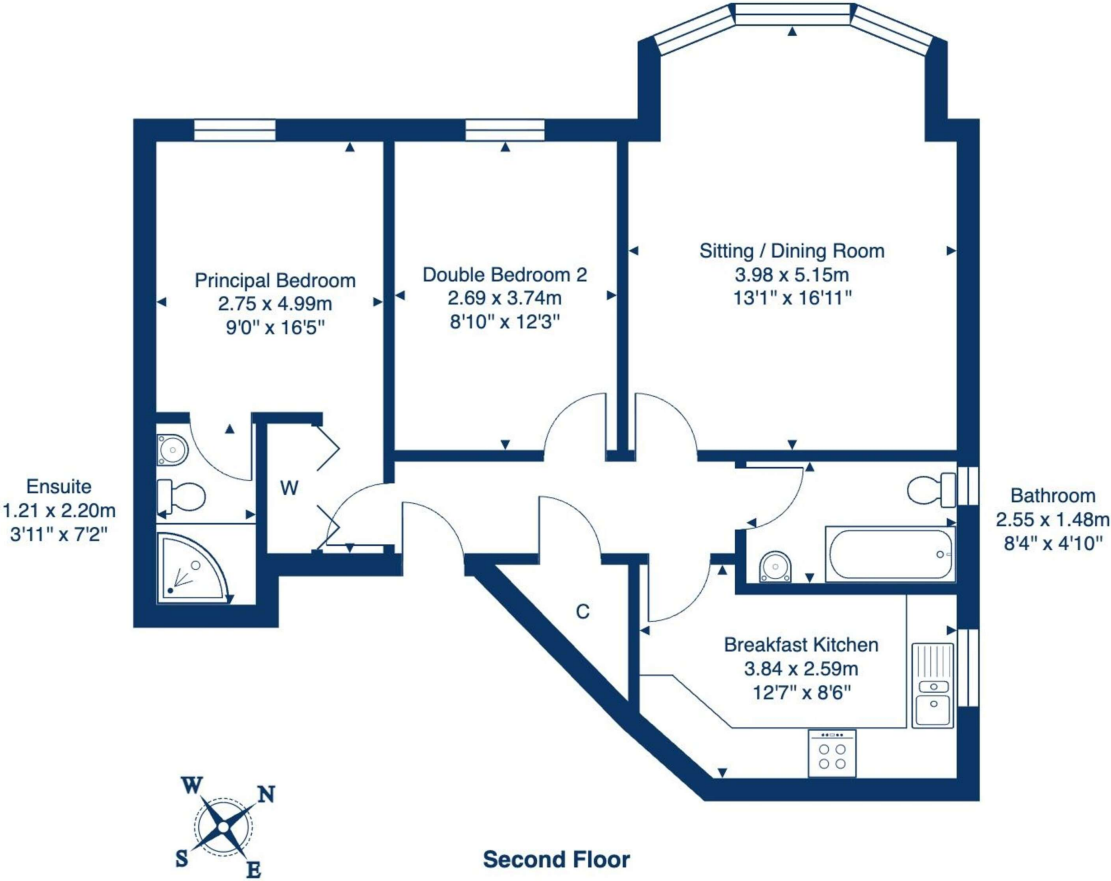
🏠 Management

The development is factored by Myreside at approximately £450 per quarter, which includes block buildings insurance.



Floor Plan

1/10 Ann Terrace, Edinburgh, EH8 8HN



Second Floor

Total Area: 65.4 m² ... 704 ft²

All measurements are approximate and for display purposes only.



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