

6/4 Lyne Street

ABBAYHILL, EDINBURGH, EH7 5DW



Stylish One-Bedroom Flat on Lyne Street, Abbeyhill



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

This beautifully renovated one-bedroom flat on Lyne Street is an excellent opportunity for first-time buyers or investors seeking a high-standard property in the sought-after Abbeyhill area.

THE LIVING ROOM & KITCHEN



The flat boasts a thoughtfully designed layout, starting with an inviting entrance hallway leading to a bright, comfortable living room. The modern kitchen is a standout feature, equipped with an electric hob, oven, and fridge/freezer, and finished with striking blue brick tiles for a contemporary touch.



A spacious bedroom and a sleek three-piece bathroom complete the interior, offering both style and practicality.

THE BATHROOM



THE BEDROOM



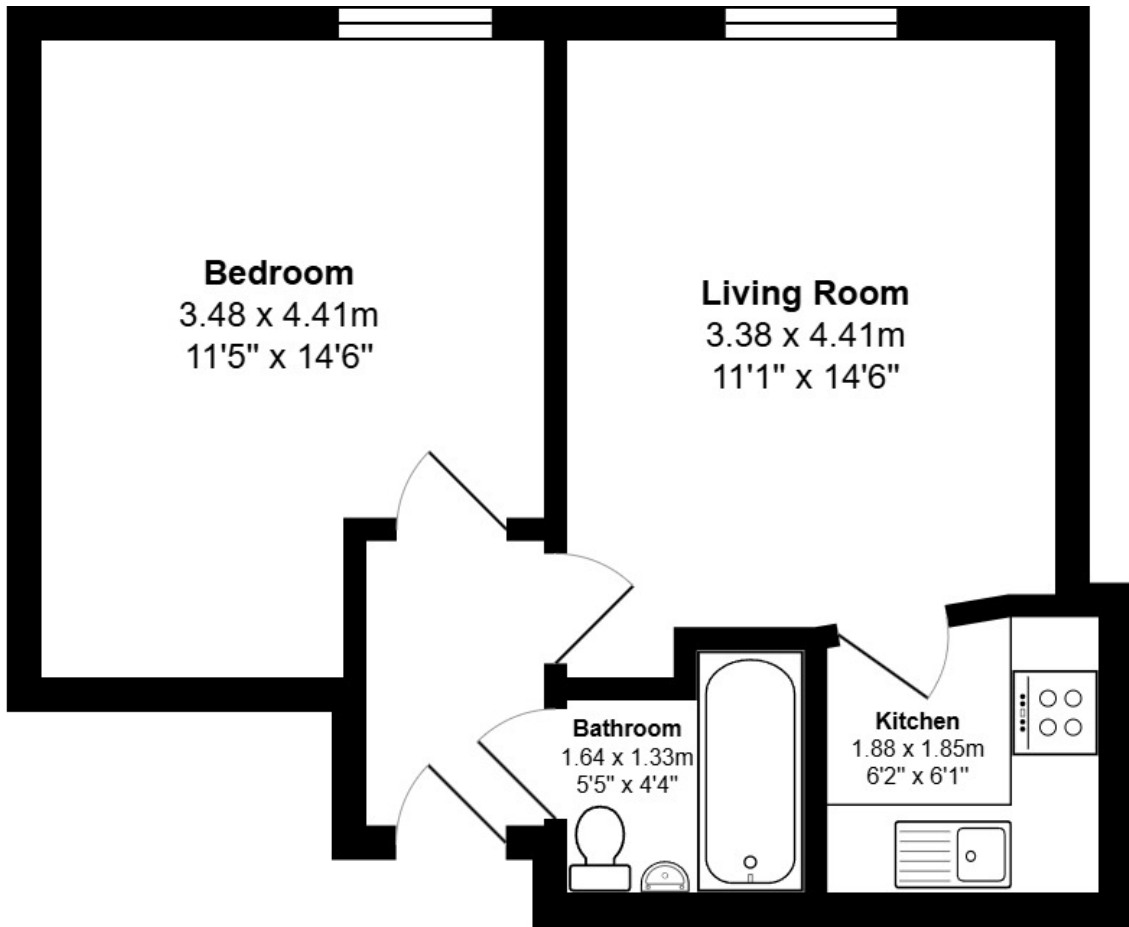
Externally, the property benefits from access to a well-maintained communal garden and convenient on-street parking.

Located in Abbeyhill, this flat combines modern living with excellent local amenities and transport links, making it a perfect place to call home or an ideal addition to an investment portfolio.

EXTERNALS

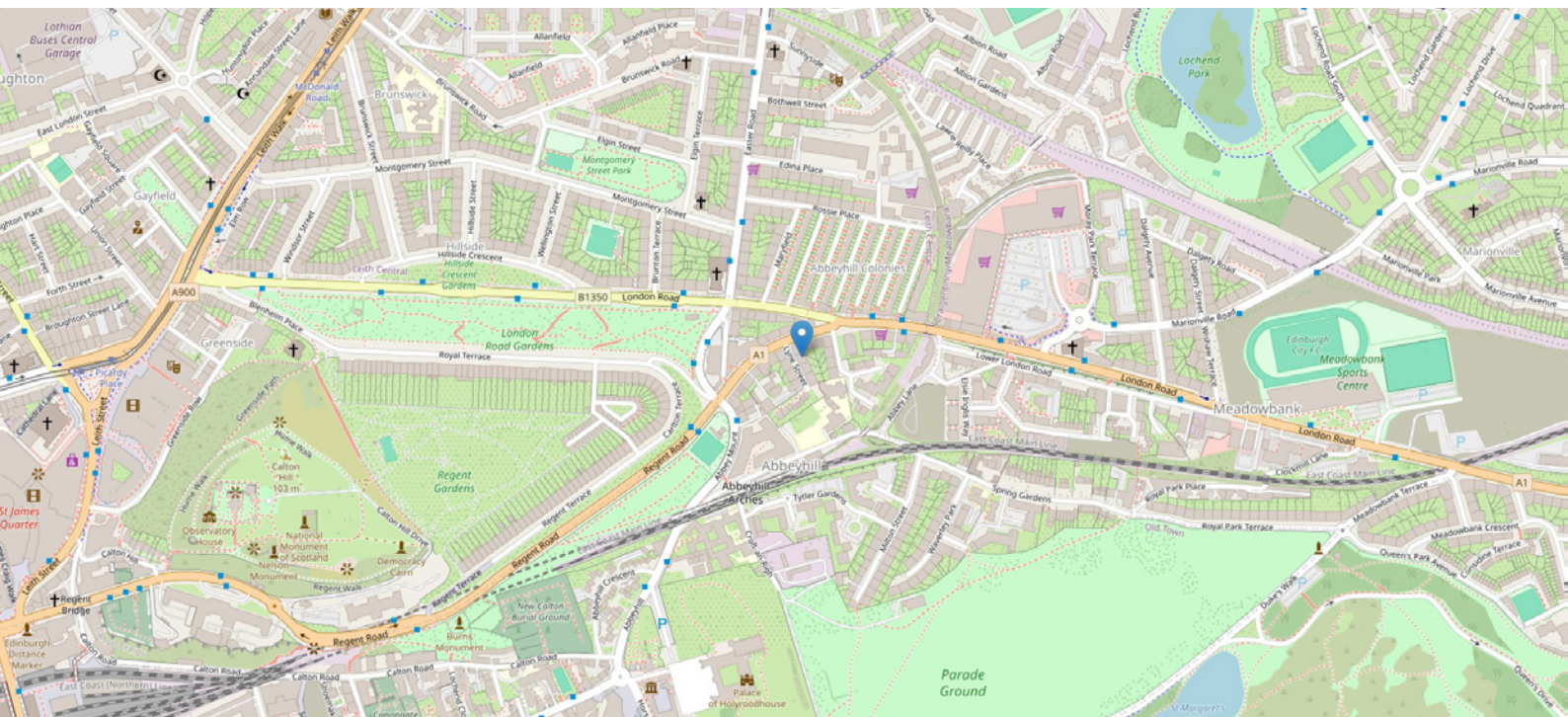


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 37m² | EPC Rating: D



THE LOCATION

Abbeyhill is a popular residential district lying to the east of Edinburgh's bustling city centre. It takes its name from the historic ruined Abbey at Holyrood Palace and is situated between the Palace itself, Waverley Station and London Road. As a central area in the city, Abbeyhill is comprised mainly of stone-built tenement properties dating from around the 1890s. The area is primarily residential, not a major retail or commercial zone and is within the easiest possible reach of the City Centre, combining accessibility with the quiet feel of a suburb.





Using one of the frequent bus services that pass through Abbeyhill, the city centre is just a short journey away, no more than seven or eight minutes. In fact, for the energetic, many parts of the city centre are easily within walking distance.

Although quiet, Abbeyhill has all the necessary local amenities such as local shops, banking, building society and post office services. The nearby Meadowbank Retail Park provides shops and a supermarket, meaning that in Abbeyhill all your daily needs are within easy walking distance.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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