

9 Maryfield Place

ADDRESS TWO GOES HERE



*STYLISH AND BEAUTIFULLY PRESENTED
ONE BEDROOM COLONY PROPERTY*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser is delighted to present this stylish and beautifully presented one-bedroom Colony property, offering a superb blend of traditional character and modern finishes. Forming part of the ever-popular Colonies, the property enjoys its own main door access and a unique sense of community, while being finished to a high standard throughout and presented in true walk-in condition. It is ideally suited to first-time buyers, professionals, or investors.

The accommodation is accessed via a private entrance, leading into a welcoming hallway finished in neutral tones and quality flooring. The hallway provides access to all principal rooms creating a tidy and well-organised first impression.

The living room is bright and well-proportioned, with a large window allowing natural light to flood the space. Contemporary décor complements the traditional proportions, creating a comfortable and inviting setting that is perfect for both relaxing and entertaining.





The kitchen is modern and well-appointed, featuring a range of fitted units that provide excellent storage and ample worktop space. Stylish cabinetry is paired with contemporary finishes and integrated appliances, creating a functional yet visually appealing space.





The bedroom is a peaceful and spacious double, offering ample room for a large bed and additional free-standing furniture. A calm, neutral palette and good natural light enhance the sense of comfort, making it an ideal retreat.

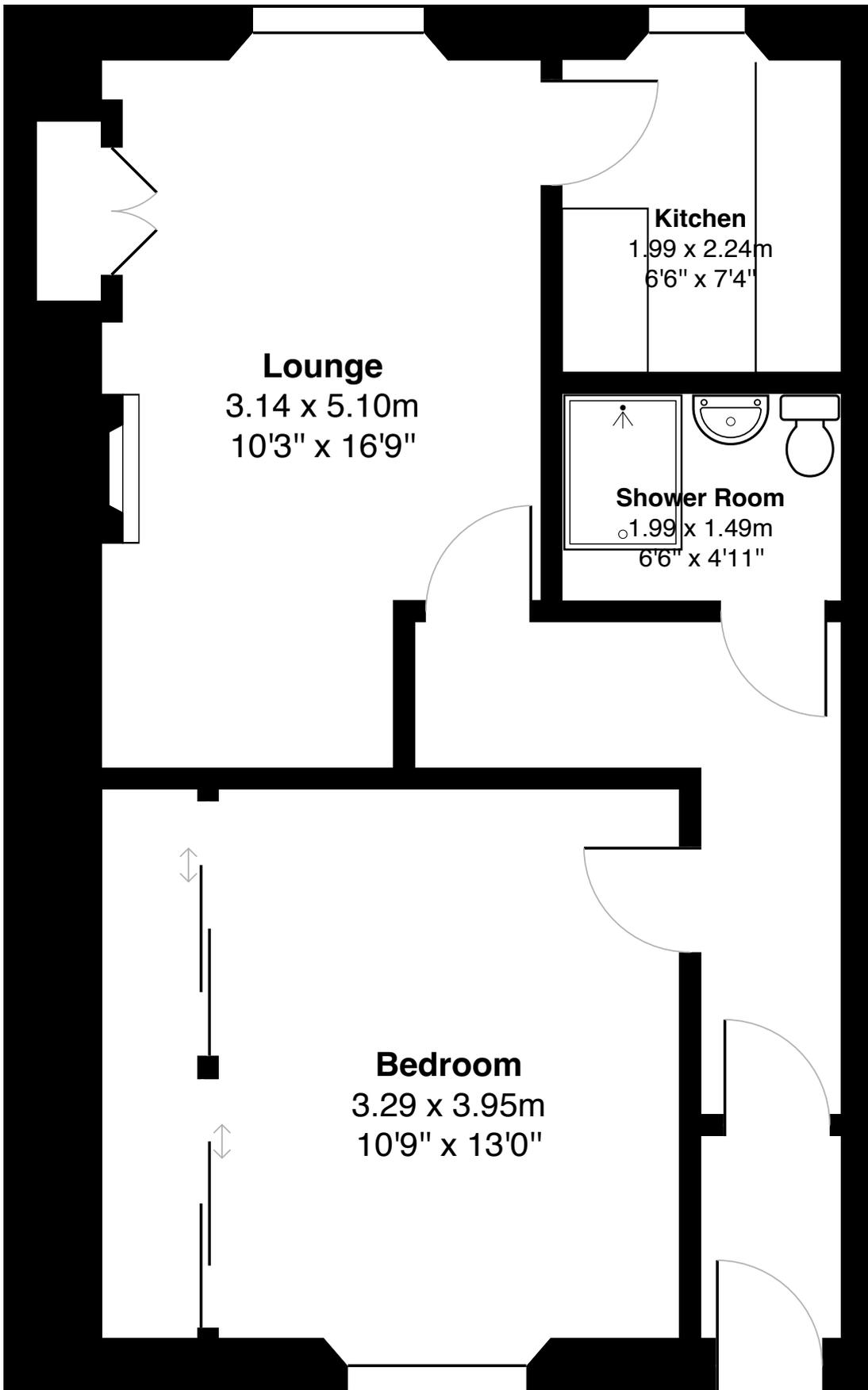






The bathroom is finished to a modern standard, featuring quality fittings, contemporary tiling, and a clean, fresh aesthetic designed for both comfort and practicality.





Gross internal floor area (m²): 51m²

EPC Rating: C



Externally, the property benefits from the attractive surroundings typical of Colony developments and also enjoys the advantage of a private front garden.

Overall, the layout has been carefully considered to create a natural flow between living and sleeping areas, while the combination of traditional Colony character and modern interior styling makes this home particularly appealing.

This is an excellent opportunity to acquire a move-in-ready Colony home, offering bright interiors, a high-quality finish throughout, and a unique style of living in one of the area's most sought-after property types.

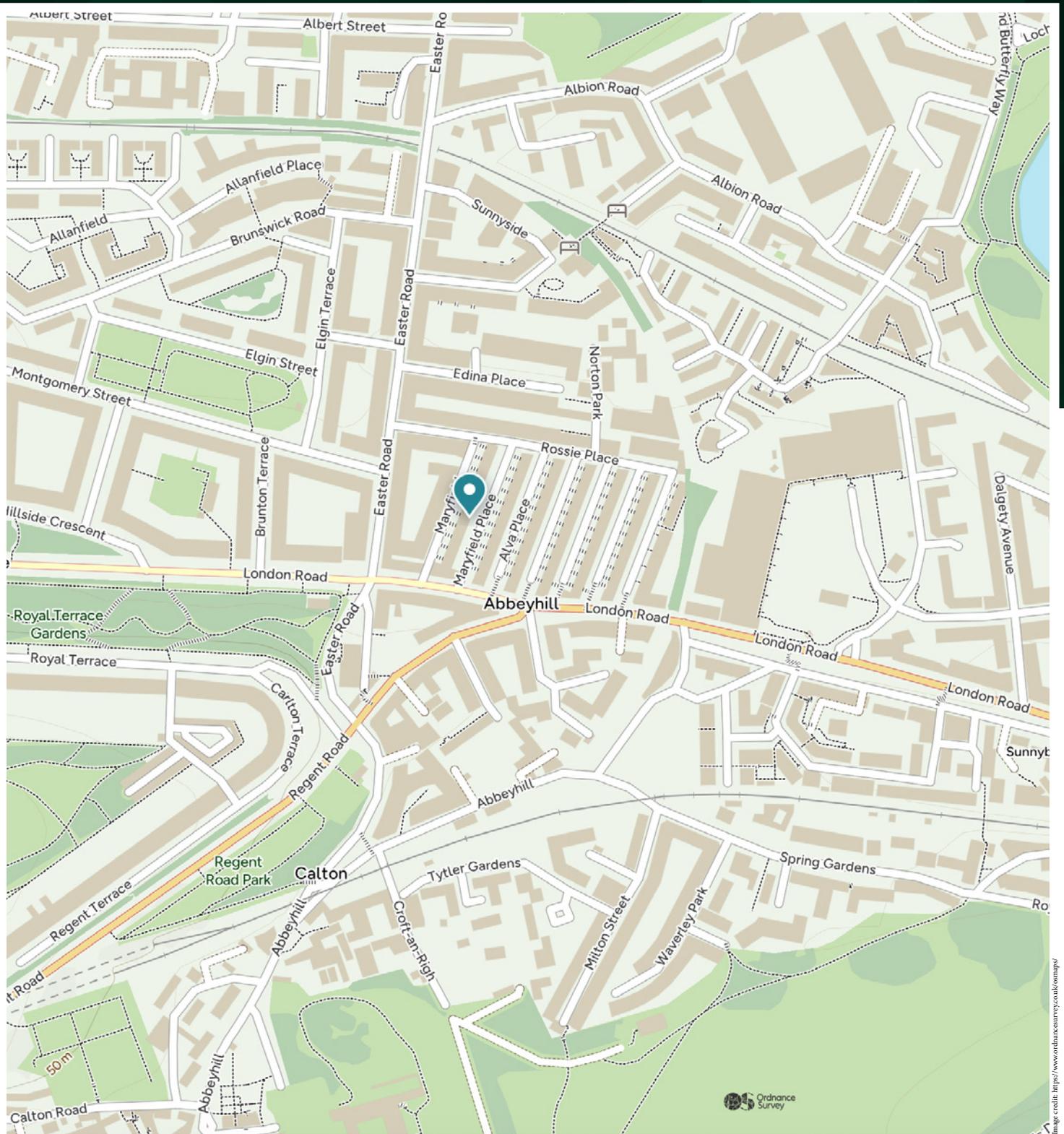
The Property



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 1890's. 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

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Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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