

# Flat 14 6 Elsie Inglis Way

EDINBURGH, EH7 5FR



*SPACIOUS ONE BEDROOM FLAT IN  
EXCELLENT CONDITION IN ABBEYHILL*



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McEwan Fraser Legal is delighted to present this one-bedroom well appointed flat in the central area of Abbeyhill, just a short walk to the bustling area of Leith and Edinburgh's city centre.

Inside, the property comprises a fully equipped kitchen which is fitted with a gas hob, fan oven and free-standing white goods. The kitchen is situated in the open plan living area and boasts a Juliet balcony which floods the room with natural light. The lounge/dining area is generously proportioned with ample space for furniture.









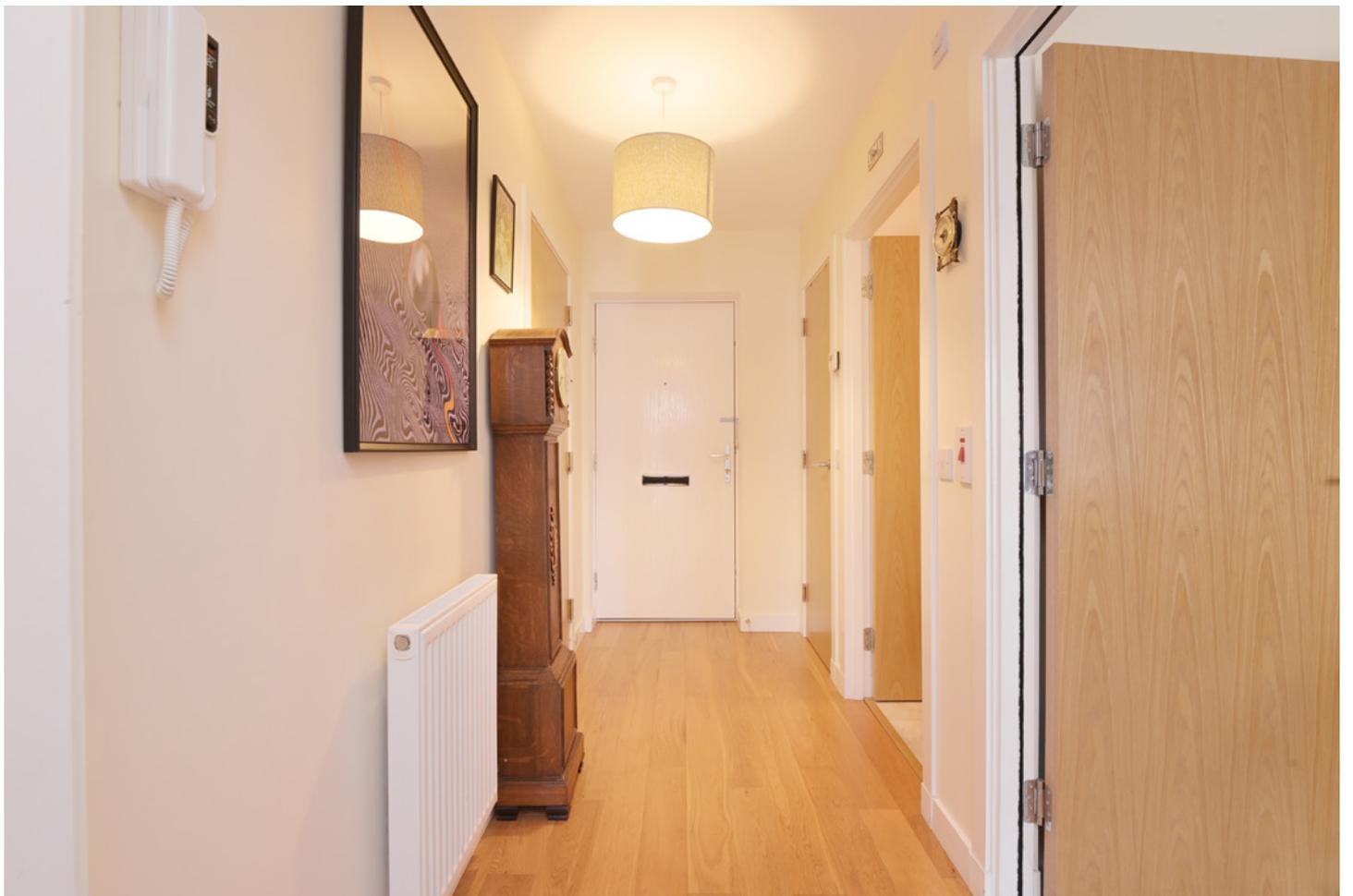
There is one generously proportioned double bedroom which is fitted with an integrated wardrobe.

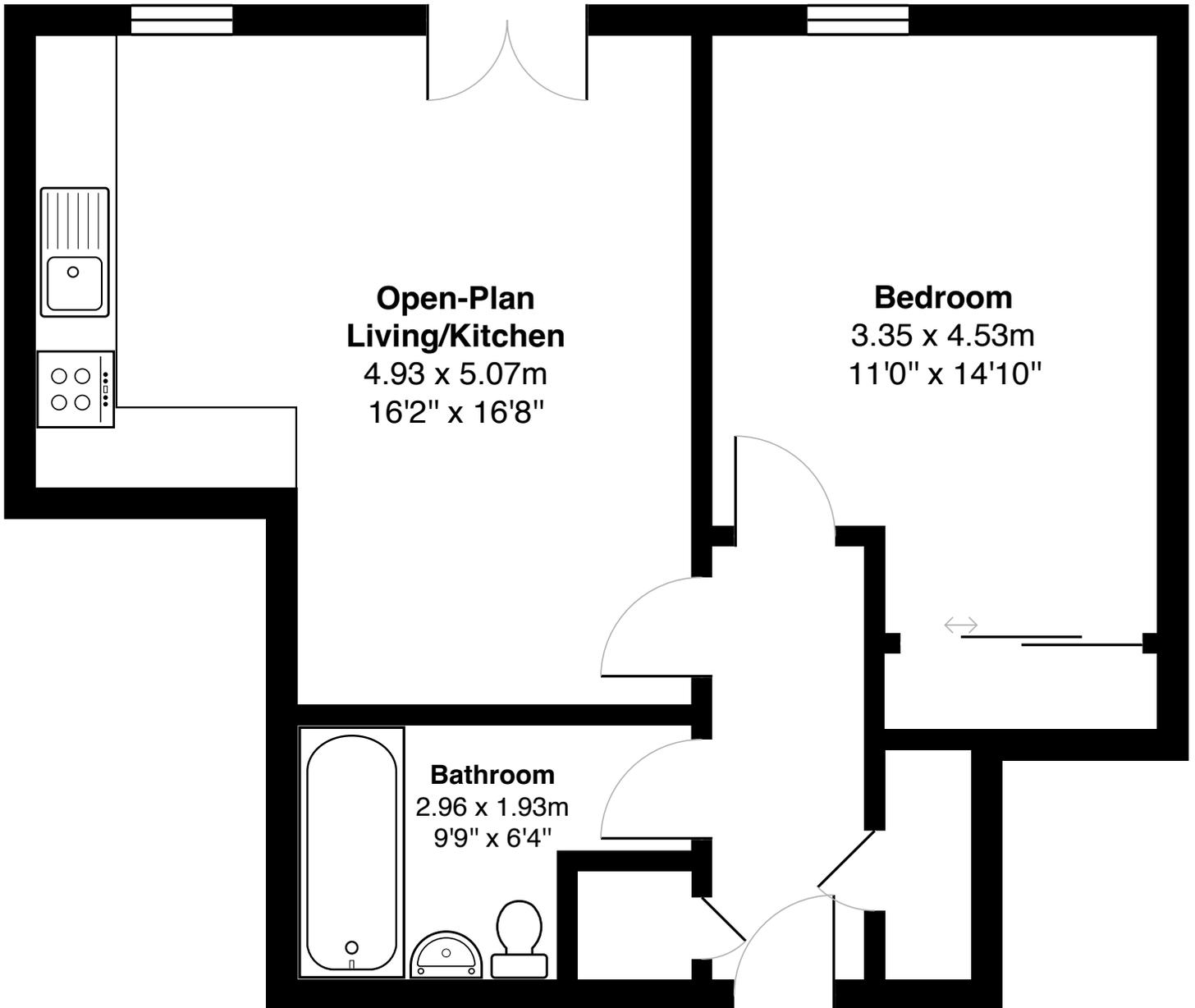




The bathroom is fitted with a three-piece bath suite and has a mains shower fitted over the bath.







Gross internal floor area (m<sup>2</sup>): 48m<sup>2</sup>

EPC Rating: B



In addition to this, the property includes lift access, permit parking, access to a bike store, gas central heating, double-glazed windows making for a cost-effective home, year-round.





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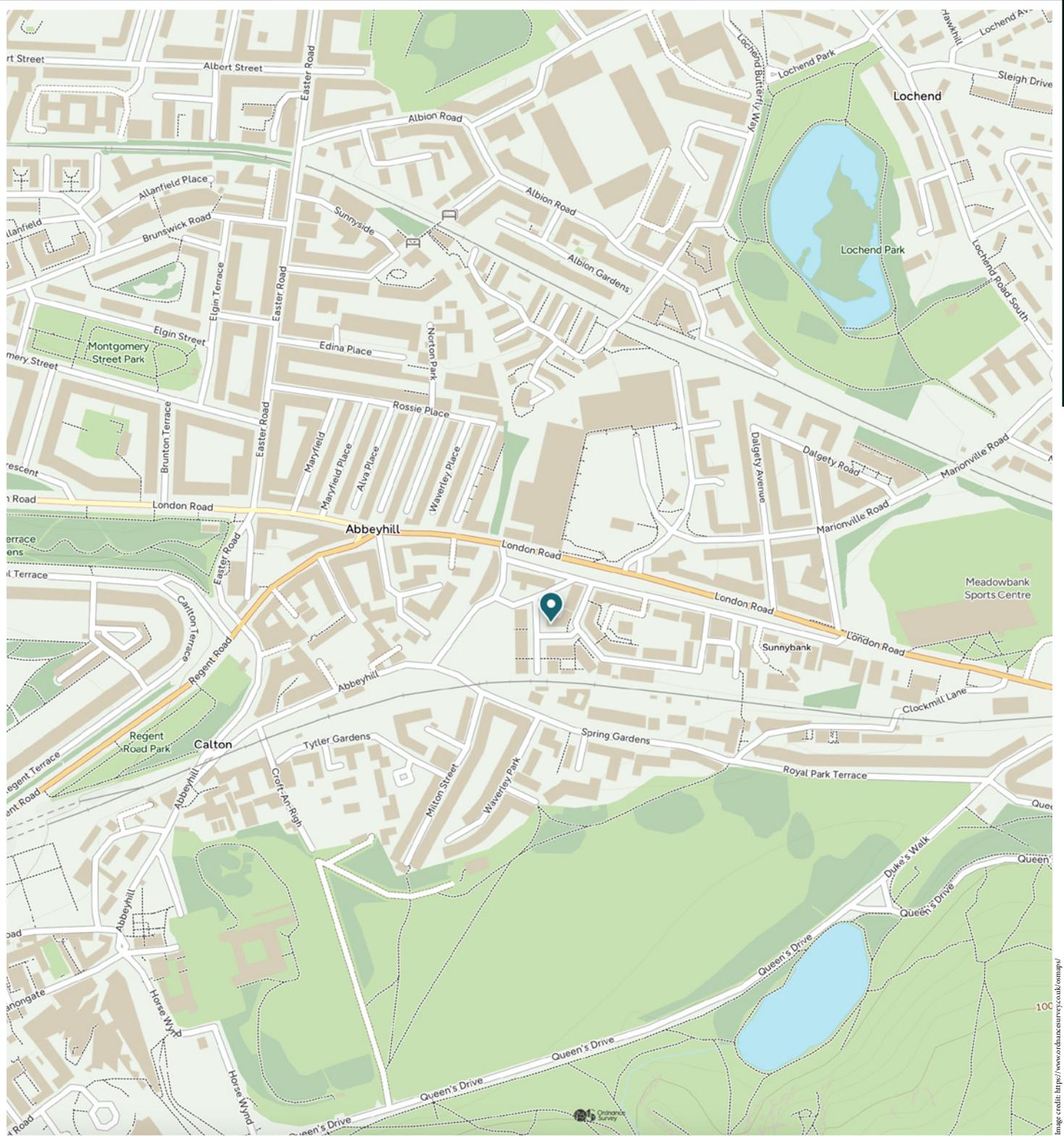
Abbeyhill is a popular residential district lying to the east of Edinburgh's bustling city centre. It takes its name from the historic ruined Abbey at Holyrood Palace, and is situated between the Palace itself, Waverley Station and London Road. As a central area in the city, Abbeyhill is comprised mainly 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.

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## The Location



# McEwan Fraser Legal

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