

BF2, 4 Abbey Street

ABBEYHILL, EDINBURGH, EH7 5SJ



*Well-proportioned, one-bedroom, basement level
tenement flat in ever-popular Abbeyhill*



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McEwan Fraser is delighted to present this well-proportioned, one-bedroom, basement level tenement flat in ever-popular Abbeyhill. Well presented internally, the property is offered to the market chain free and would make an ideal first time buy or sound buy to let investment. Alongside generous the generous living room and bedroom, the property also benefits from gas central heating, double glazing, a separate kitchen, shower room, secure external cupboard, access to the large communal cellar for further storage, and a large communal garden to the rear.

THE LIVING ROOM



Internal accommodation is focused on the living room which boasts exposed wooden floorboards and ample space for a variety of different furniture configurations. This will give the new owner plenty of scope to create their ideal entertaining space.

THE KITCHEN



The separate kitchen comprises a good range of base and wall mounted units that offer impressive storage and prep space for a one-bedroom tenement. Gas hob and double oven are integrated while space is provided for further free standing appliances.





The bedroom, like the living room, offers excellent proportions set against exposed wooden flooring. Alongside an integrated wardrobe, there is ample space for a full suite of free-standing bedroom furniture.

The internal accommodation is completed by the modern shower room which is tiled and presented in excellent condition.

THE SHOWER ROOM



THE BEDROOM



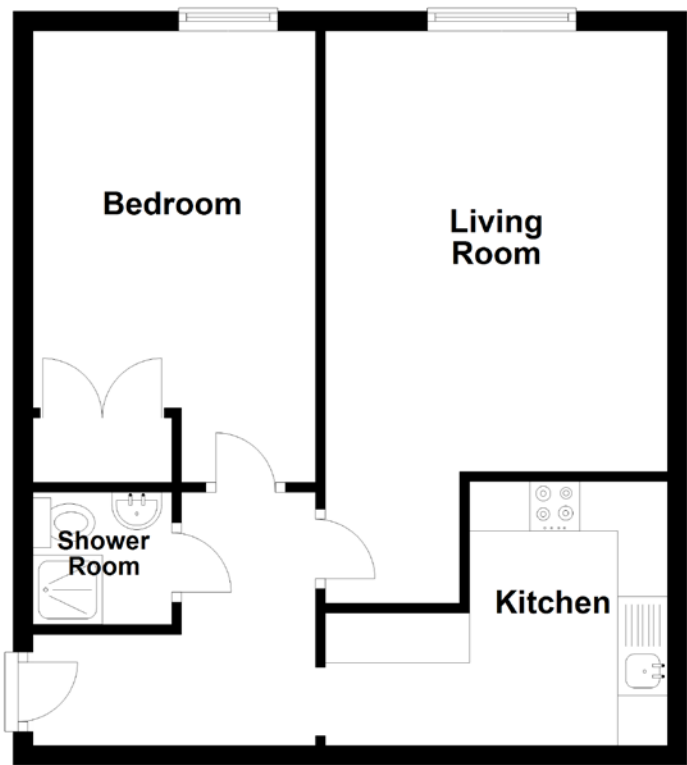
Externally, there is a private secure cupboard adjacent to the flat which can be used for storage. The flat also has access to a very large cellar under the front half of the building. This provides excellent additional storage space. As the property is on the basement level, it benefits from particularly easy access to the communal rear garden which is largely laid to lawn.

Viewing is highly recommended to appreciate the proportions and quality on offer with this flat.

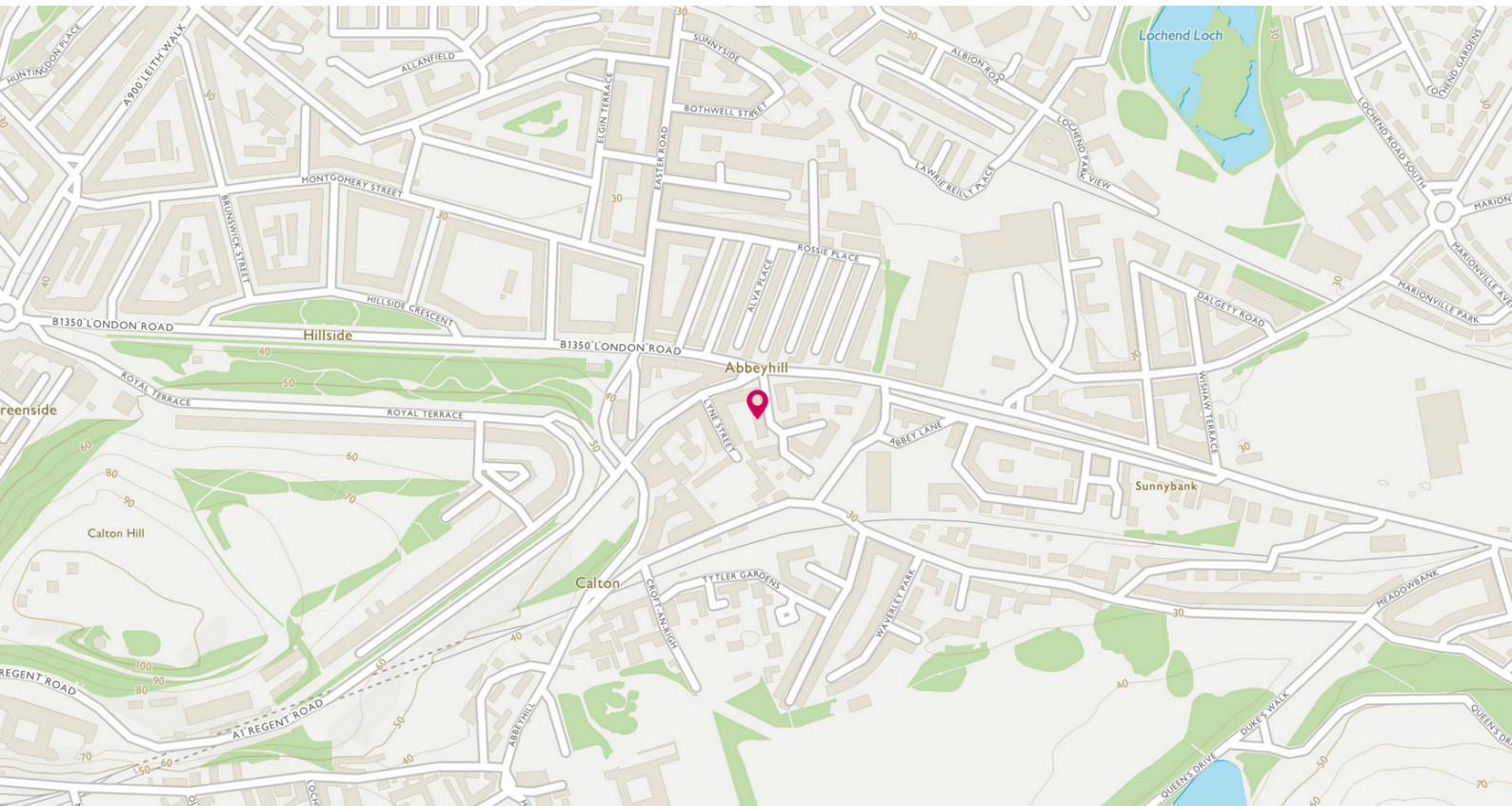
THE GARDENS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Bedroom	4.55m (14'11") x 2.85m (9'4")
		Shower Room	1.40m (4'7") x 1.33m (4'5")
Living Room	5.77m (18'11") x 3.45m (11'4")	Gross internal floor area (m ²): 45m ² EPC Rating: C	
Kitchen	3.45m (11'4") x 2.66m (8'9")		



THE LOCATION

The popular Abbeyhill area is just a few minutes walk to the east of the city centre. Within the immediate vicinity, you are treated to many independent international cafes and eateries such as Red Kite, Cafe Piccante and Art and Vintage.





The location enjoys easy access to Princes Street, George Street and luxury shopping on Multrees Walk. Additionally, the St James Centre is currently being redeveloped into a world-class retail and leisure centre. Nearby St Andrews Square is home to some of the best restaurants in the city, such as The Ivy on the Square, Gaucho and Dishoom. Alternatively, you could head to the trendy Shore area of Leith for a wide variety of bars and eateries, including two Michelin starred restaurants.

For leisure pursuits, Abbeyhill is located in close proximity to the Omni Centre which hosts a Nuffield Health Centre, Vue Cinema, and high street restaurants, as well as being only a short distance from the beautiful green spaces of Holyrood Park and Arthur's Seat.

Further facilities can be found at Meadowbank Retail Park which houses a Sainsbury's supermarket and more. Elsie Inglis Way is within walking distance of Waverley Train Station and The University of Edinburgh. Local schooling is available at Abbeyhill Primary School, and there are also nearby private schools such as Edinburgh Academy, George Heriots and Fettes College.

There are regular bus services leading to the City Centre as well as access to the A1 connecting the East and West of the city with links to the main motorways and Edinburgh International Airport.




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