

1/4 Abbey Mount

ABBEYHILL, EDINBURGH, EH8 8EJ



STUNNING TWO-BEDROOM
PERIOD FLAT



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Part exchange available! McEwan Fraser Legal is delighted to present this magnificent two-bedroom apartment to the market. Internally, the property has retained a wealth of period character and offers around 100m² of living space including a stunning living room, two double bedrooms, and a large dining kitchen. This is a superb property and internal viewing is essential to fully appreciate the proportions.

Abbey Mount is perfectly positioned for access to Holyrood Park and the city centre with a walk along Regent Road taking you past Calton Hill straight to Princes Street and Waverley Station.

The internal accommodation is focused on a spacious living room that enjoys open views along Regent Road. The living room has exposed floorboards, refurbished sash and case windows, period coving, an Edinburgh press, high skirting boards, and an imposing fireplace that creates a natural focal point. The proportion on offer will give a new owner endless flexibility to create their ideal entertaining space.

...”THE LIVING ROOM HAS EXPOSED FLOORBOARDS, REFURBISHED SASH AND CASE WINDOWS, PERIOD COVING, AN EDINBURGH PRESS, HIGH SKIRTING BOARDS, AND AN IMPOSING FIREPLACE THAT CREATES A NATURAL FOCAL POINT...”





A dining kitchen overlooks the rear of the property. The kitchen enjoys a range of fitted units supported by an island that doubles as a breakfast bar. The kitchen is arranged around free-standing appliances and has ample space for a large dining table.







Bedroom one is a huge double with similar features to the living room. There is ample space for a large frame bed and a complete range of free-standing bedroom furniture. Bedroom two is a further large double with an array of period features. Both bedrooms are double-glazed.





Bedroom 2





The accommodation is completed by the bathroom which is partially tiled and includes a three-piece white suite with a shower over the bath. For extra warmth and comfort, the property includes gas central heating.





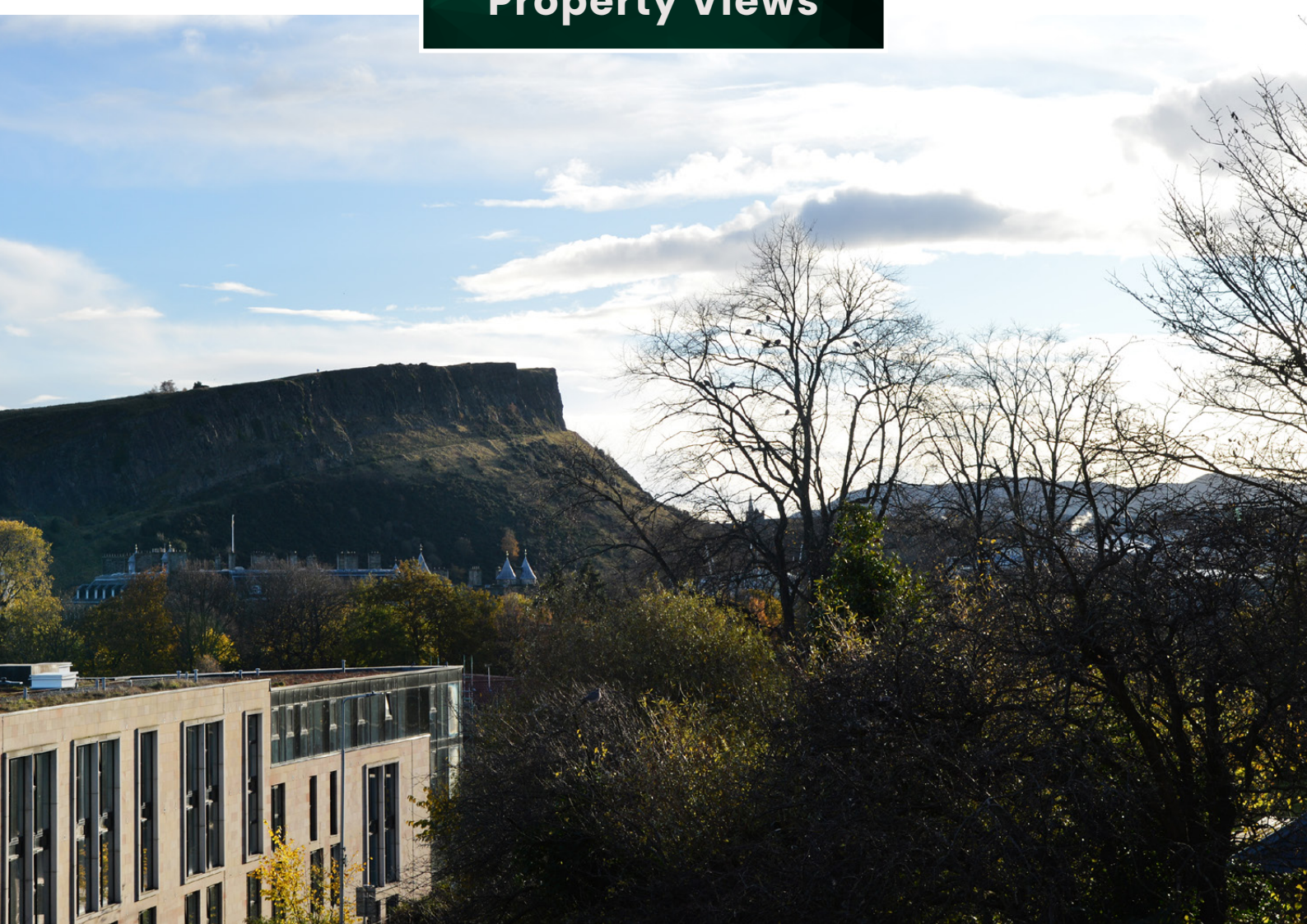


Approximate Dimensions
(Taken from the widest point)

Lounge	5.92m (19'5") x 4.88m (16')	Bathroom	2.71m (8'11") x 1.38m (4'6")
Kitchen/Diner	4.84m (15'11") x 4.50m (14'9")		
Bedroom 1	6.37m (20'11") x 3.39m (11'1")	Gross internal floor area (m ²): 100m ²	
Bedroom 2	3.66m (12') x 3.24m (10'8")	EPC Rating: C	



Property Views



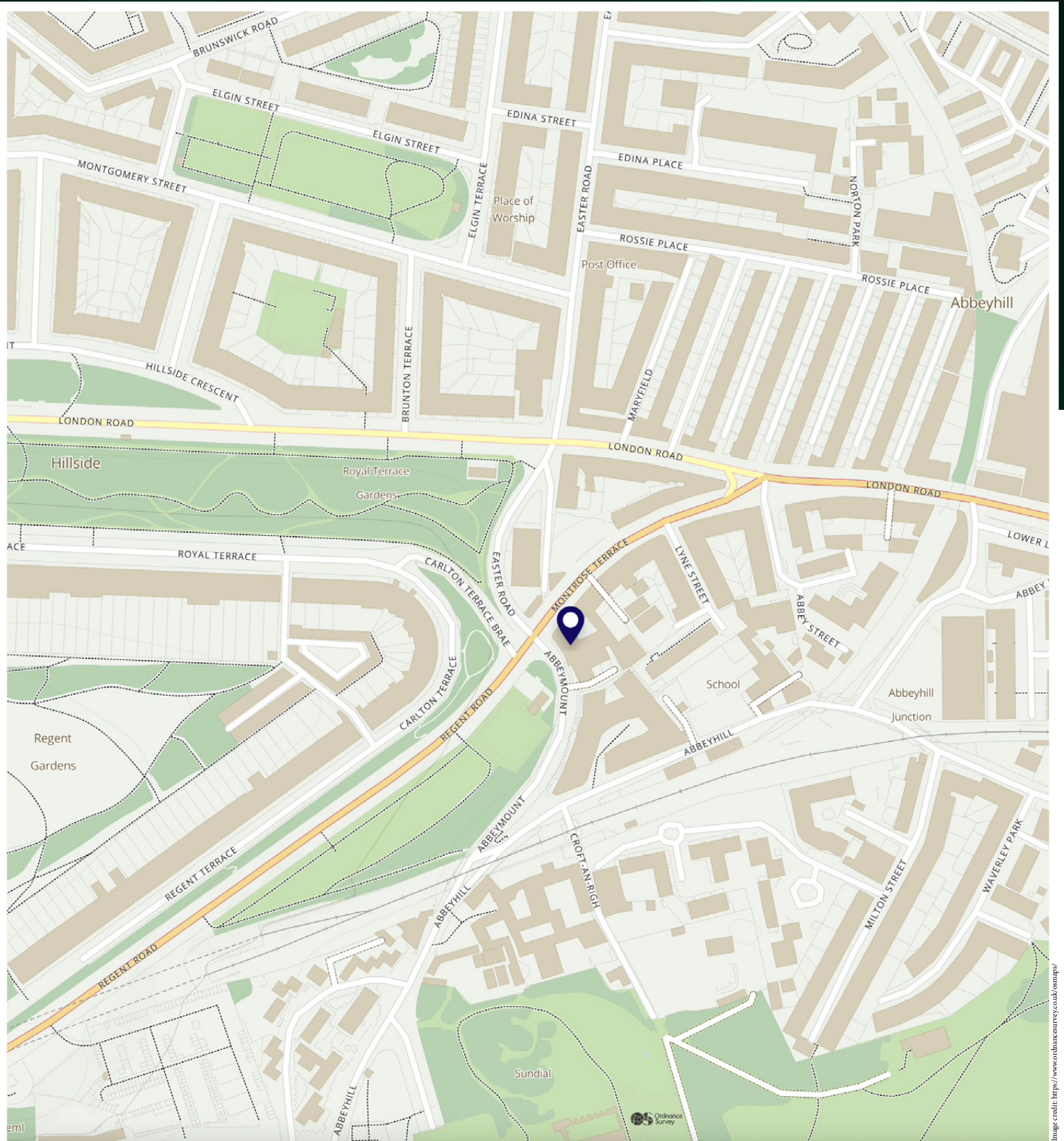


Abbeyhill lies just to the east of the city centre, close to the vast open space of Holyrood Park. The location enjoys easy access to Princes Street, George Street and the St James Quarter, a world-class retail and leisure centre. Nearby St Andrews Square is home to some of the best restaurants in the 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. Abbeymount 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 service leading to the City Centre as well as access to the A1 a short drive away connecting East and West of the city with links to the main motorways and Edinburgh International Airport.

The Location



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Exchange
Available



THE SUNDAY TIMES
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